

Université de Montréal

**The Settlement and Rural Domestic Architecture
of Côte Saint-Antoine, 1675 – 1874**

par

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Faculté de l'aménagement

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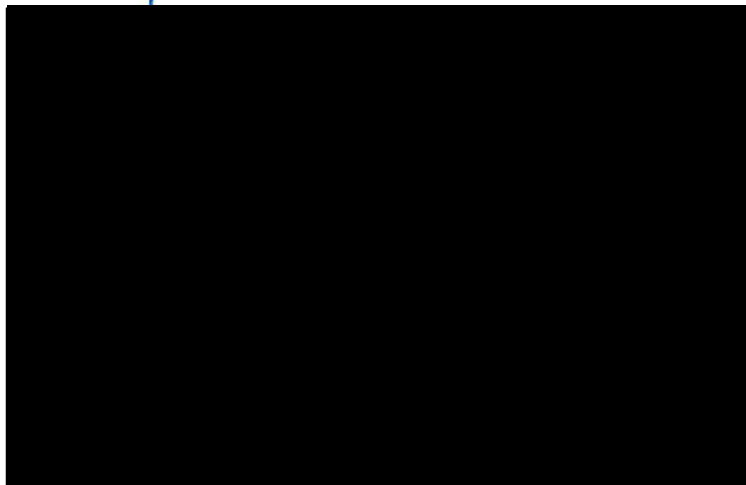
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**The Settlement and Rural Domestic Architecture
of Côte Saint-Antoine, 1675 – 1874**

présenté par :

Janet S. MacKinnon

a été évalué par un jury composé des personnes suivantes :



Cette étude se veut une enquête sur la colonisation et sur l'architecture domestique rurale de la Côte Saint-Antoine de 1675 à 1874. Cette période de deux siècles s'étend de l'achat de la première concession dans ce secteur à la création du village de Notre-Dame-de-Grâce, qui marque la fin de la vocation exclusivement rurale de la Côte.

Le développement de la Côte Saint-Antoine s'inscrit dans celui du système de routes nommées « côtes » conçu par Gédéon de Catalogne à la deuxième moitié du XVII^e siècle. Il est important pour cette étude de bien cerner la signification du terme « côte », lequel constitue une unité d'organisation territoriale ; ainsi, « Côte Saint-Antoine » n'était pas que le nom de la voie, mais aussi celui d'une collectivité rurale. La Côte Saint-Antoine fut l'une des premières « côtes » colonisées de l'île de Montréal, peu de temps après le Coteau Saint-Pierre et la Côte-des-Neiges. La colonisation initiale s'est déroulée au cours des trente années entre 1683 et 1713 ; la plupart des premiers résidents provenaient des côtes voisines.

La topographie de la Côte Saint-Antoine était importante au développement du secteur. Située sur les versants sud du sommet ouest du mont Royal et sur un plateau surplombant l'escarpement, la Côte Saint-Antoine bénéficiait d'un drainage et de conditions climatiques favorables à des activités agricoles aussi profitables que diversifiées. Les beaux paysages et les vues panoramiques de la ville, de la plaine et du fleuve en contrebas ont eux aussi contribué à attirer de nouveaux résidents – l'élite marchande – au cours des années 1800. Tous ces facteurs ont été déterminants pour le développement de la Côte Saint-Antoine.

Les projets d'architecture réalisés durant les années sur lesquelles porte l'étude incarnent toute une gamme de styles, en commençant par les premières maisons rurales de la Nouvelle-France – maisons pièce sur pièce, à colombages et en pierre des champs – qui représentent le passage des demeures en bois aux constructions en pierre, ainsi que l'évolution des demeures rurales construites dans la région de Montréal au cours du XVIII^e siècle.

Le développement à compter du XIX^e siècle a conduit, progressivement, au morcellement des fermes, à la construction de villas et de chalets sur les grands pâturages, et finalement, à l'introduction de la maison unifamiliale isolée donnant sur la rue. Ces changements ont marqué l'urbanisation du secteur et sa transformation en quartier résidentiel de prestige.

Mots clés : Côtes, colonisation rurale, agriculture, architecture domestique rurale, maison de ferme, villa, cottage, maison unifamiliale.

The study encompasses an investigation into the settlement and rural domestic architecture of Côte Saint-Antoine from 1675 to 1874. The 200-hundred-year period begins with the first land grant purchased in the area and ends with the creation of the Village de Notre-Dame-de-Grâce, closing the côte's solely rural chapter.

Côte Saint-Antoine developed within the system of côte roads created by Gédéon de Catalogne in the latter 1600s. Significant to this study is the understanding of the term "côte," which represents a unit of territorial organization; thus Côte Saint-Antoine was not only the name of the road, but also the rural community. Côte Saint-Antoine was one of the early côtes settled on the island of Montreal following closely on the heels of Coteau Saint-Pierre and Côte-des-Neiges. It was initially settled over a period of thirty years between 1683 and 1713, with the majority of its first residents coming from neighbouring côtes.

Crucial to the development of Côte Saint-Antoine was the topography of the area. Located on the southern slopes of Mount Royal's western summit and flat land above the escarpment, Côte Saint-Antoine benefited from good drainage and climatic conditions, which fostered prosperous and diversified farms. The attractive landscape and sweeping vistas of the city, plain and river below proved advantageous in drawing new residents – the merchant élite – in the 1800s. All were instrumental in Côte Saint-Antoine's development.

The architecture built within the study's time frame spans from the early rural dwellings of New France – the *pièce-sur-pièce*, *colombage* and fieldstone farmhouses – encompassing the progression from wood to stone construction and the evolution of the rural dwelling built in the Montréal area during the 18th century.

The development from the 1800s led to the progressive breaking up of the farms, the arrival of the villas and cottages on large pastoral sites, and finally, the introduction of the detached single-family dwelling oriented to the street. These changes signified the urbanization of the area and its transformation into a prestige residential district.

Key words: Côte roads, land settlement, agriculture, rural domestic architecture, farmhouse, villa, cottage, single-family dwelling.

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Currency

During the period of 1675 and 1874, there were several types of currencies used in New France, Lower Canada and Québec. The rates of exchange were adjusted throughout this period.

1 livre français = 20 sols

1 sol = 12 deniers

1 louis d'or = 24 livres

1 écu = 20 shillings

1 pound sterling = 20 shillings

1 shilling = 12 pence

1765 – 1777

1 livre français = 0.9 livre tournois (currency of France)

1 livre français = 1 shilling (currency of Halifax)

1 Spanish dollar = 6 livres

1 Spanish dollar = 6 shillings

1 pound (currency of Halifax) = 20 livres

1777 – 1857

1 livre français = 0.9 livre tournois (currency of France)

1 livre français = 1 shilling (currency of Halifax)

1 Spanish dollar = 6 livres

1 Spanish dollar = 5 shillings (currency of Halifax)

1 Spanish dollar = 4 shillings 6 pence (sterling)

1 pound (sterling) = 24 livres

1857 –

\$1.00 = 5 shillings

1 pound (currency of Halifax) = \$4.00

1 pound (sterling) = \$4.866

1 pound (sterling) = £1 4s. 4d.

From 1871, the pound was no longer accepted for cash transactions.

Source: A.B. McCullough. *La Monnaie et le change au Canada des premiers temps jusqu'à 1900*, Ottawa (Ontario): Direction des lieux et des parcs historiques nationaux, Environnement Canada, Parcs, 1987.

Units of Weight

1 minot = 1.107 bushels (dry grains)
= 39 litres

1 pipe = 105 gallons
= 477 litres
= 2 hogshead
= 3 tierces

Units of Measure

1 French foot = 0.32484 metres
= 1.06575 English feet
(superficial) = 0.1055 square metres

1 arpent (linear) = 180 French feet
= 191.835 English feet
= 58.4713 metres
= 10 perches/rods
= 30 toises

1 arpent (superficial) = 32,400 square French feet
= 0.3419 hectares
= 0.8448 acres

1 perche = 18 French feet

1 toise = 6 French feet

1 verge = 0.9144 metres

1 English foot = 0.3048 metres

1 lieue = 84 arpents
= 15,120 French feet
= 4,911.59 metres
= 16,114.14 English feet
= 3.05 miles

1 metre = 3.0784 French feet
= 3.2808 English feet

1 acre = 0.4047 hectares

Source: Conversion des unités de mesure de longueur et de superficie, Bureau de l'arpenteur général, Ministère des Ressources naturelles; <http://arpentage.mrn.gouv.qc.ca/conversion/>

ANQ	Archives nationales du Québec
ASSSM	Archives du Séminaire de Saint-Sulpice de Montréal
AVM	Archives de la Ville de Montréal
BNQ	Bibliothèque nationale du Québec
CCA	Canadian Centre for Architecture
CHQ	Canadian Heritage of Quebec
CPR	Canadian Pacific Railway
MJ-BPD	Ministère de Justice, Bureau de la publicité des droits
NPA-MMCH	Notman Photographic Archives, McCord Museum of Canadian History
PAC	Public Archives of Canada
STM	Société de transport de Montréal
VM	Ville de Montréal
WHA	Westmount Historical Association

In an effort to reduce confusion, one spelling has been selected for each family name included in the study. Historically, there have been many different spellings found in the various official records and documents. For instance, in the *Aveu et dénombrement* of 1731 and 1781, the names of members of the same family (i.e., children and brothers) are recorded with different spellings (refer to tables 3 and 4). While the majority of the early *habitant* settlers were illiterate and could not write their names, this was not the reason for the variety. Instead, it was common for record keepers to spell family names phonetically and little attention was paid to a detail such as consistent spelling. This is not a peculiarity to New France or Lower Canada, as it occurred in the countries of origin as well. Indeed, it is a frequent idiosyncrasy occurring with genealogical study.

The phenomenon was not exclusive to the 17th and 18th century; it occurs with the spelling of the 19th-century residents of Côte Saint-Antoine as well. For instance, although John Ogilvy signed his family name with a "y," the spelling in several notarial contracts is "Ogilvie." (For example, refer to an agreement to build a fence around his property, dated December 29, 1814, and notarized by J.-D. Desautels). Ogilvy was a literate man, and although one may assume he read the contract, he evidently did not request corrections to the spelling.

Unless appearing in a quotation or otherwise noted, the spellings selected for this thesis are consistent with contemporary usage. For instance, the Décarie name is spelled in the same manner as the boulevard and expressway are today. The same is true for Prud'homme. When no common contemporary usage has been found for the *habitant's* names, the spellings follow the usage in the *Dictionnaire généalogique des familles du Québec à 1730*, by René Jetté *et al.* For the family names recorded in later periods and not included in the *Dictionnaire généalogique*, the most frequently used spelling has been selected.

INTRODUCTION

It is a curious notion that given the relatively short duration since the founding of Ville-Marie in 1642 that so much still needs to be documented for the collective history of the development of the town and communities that formed and evolved into the metropolis that we know today. There remain many communities, including the island's côtes, that have never been studied at all. What awaits investigation are the histories of the early settlers and builders, the framework that fostered the land settlement and the patterns that evolved, the agricultural land use and the development of a rich architectural legacy found in the local dwellings, both extant and demolished. While the landscape today provides ample traces of that history, the documentary evidence lies buried in archival records. This is the case for Côte Saint-Antoine.

Through a study of the landscape and built environment – in particular the rural domestic architecture – this thesis will establish what existed in Côte Saint-Antoine between 1675 to 1874. It will investigate how and why the area was settled, by whom and when. The landscape will be examined, revealing that it supported a fine agricultural industry and was a good source of building supplies – the wood, stone and sand necessary for constructing the local dwellings and farm buildings. What was built in the area will be examined over the 200-year period. By combining these elements, this study serves to reconstruct a picture of Côte Saint-Antoine from its humble roots until the creation of the first village and end of its solely rural composition.

The area of Côte Saint-Antoine was selected in large part because along with the other inland côtes on the island it has not been academically studied. While this thesis will examine Côte Saint-Antoine in particular, the findings will be of relevance in a broader sense to the study of other côtes. As they were created as integral parts of a larger network of roads and associated communities, their histories are often intertwined. This is seen to a greater extent for the neighbouring côtes, where residents expanded or exchanged their landholdings from one côte to another. The system of granting land was consistent across the island, thus understanding the process for one côte is applicable to all.

Investigating the rural domestic architecture of Côte Saint-Antoine is also relevant to a better understanding of the types of rural dwellings specific to the island of Montreal. The study of Côte Saint-Antoine's domestic architecture begins in the early 1700s. It comprises the evolution of a local vernacular, the fieldstone farmhouse, in addition to the other dwellings types, including the villas, summer cottages and detached, single-family dwellings. Many fine examples are extant of the domestic architecture built from the 1730s onward. It is one of the few areas on the island of Montréal that contains examples of dwellings from different periods of its development.



Figure 1

Anonymous. Côte Saint-Antoine Road, *circa 1900*, Archives of the Westmount Historical Association.

Indeed, Côte Saint-Antoine makes a good area for study because it remains relatively well preserved. Although it is no longer a rural community, the territory was never vigorously appropriated by commercial development. The commercial downtown stopped largely at its border, allowing Côte Saint-Antoine to retain much of its residential character. Côte Saint-Antoine Road remains both physically and in name, and the area is fortunate to boast many fine extant dwellings built throughout the study period. Thus, while no longer a rural community, there remain many tangible traces from its rural past that aid in researching its history.

Knowledge of this past is vital to the ongoing preservation of both the area as a whole and the individual historic buildings within it. While this study does not focus on the preservation aspects of the area and buildings *per se*, it may be used as a tool for that end by furnishing the historic context and establishing the manner in which the domestic architecture was built and endured. It enables the building owners, the community-at-large, the borough and municipal councils to better appreciate the heritage value of the architectural legacy under their care. Without such an understanding, it is difficult to legislate the protection of the heritage resources by means of by-laws, building and planning guidelines, and heritage recognition at the municipal, provincial and federal levels of government. In general terms, understanding the history of one's community and property fosters a sense of collective and individual pride that is a vital ingredient in the safeguarding of heritage resources. With time, this appreciation becomes an intrinsic value. Indeed, this study reveals that of the extant dwellings in the study area, all are well maintained and their owners are aware of their architectural and historic importance.

As one of the island's smaller inland côtes, Côte Saint-Antoine's size permits its close examination. Originally just thirteen farms were created along the côte road, making it possible to delve into the land grants, titles and subsequent transactions. Tracing who owned the farms facilitates the research into what was built. The latter is not possible without first understanding who settled in the area, for the majority of the data concerning the rural domestic architecture is documented in the construction contracts (logged by name, not territory), the post-mortem inventories and wills of the proprietors.

With regard to the architectural history and analysis, investigation concentrated on providing consistent basic details for the selected dwellings. Given the scope of the study, and the nature of the research required, the investigation focused first on determining what had been constructed in Côte Saint-Antoine, and secondly, on its architectural analysis. At a minimum these findings comprised evidence of the dwelling's existence and location, an approximate date of construction and demolition, a general description and history, and if fortunate, architectural drawings and period imagery. The study individually examined twenty-two dwellings: six built during the period prior to 1731; five built between 1731 to 1800; and eleven built between 1800 to 1874. Given the number and variety of dwellings, an in-depth analysis was not possible for each one. Certain cases demanded more detailed study, and this was undertaken with the knowledge that further research work is still necessary. In all cases, even the dwellings for which individual studies were commissioned in recent years, detailed architectural studies would greatly further our understanding and appreciation.

The exterior of the buildings and their structure were examined to the exclusion of the interiors. While the buildings' interiors are an equally important component to any architectural analysis, the choice to exclude them was made for several reasons. Primarily, the scope of the study did not permit in-depth investigation of the interiors (brief descriptions are included from time to time). Given the number of dwellings, this would have been too large a task to undertake. Because this study is interested in the genesis of the côte and the construction of the dwellings in the broader sense, analysis of the interiors was not vital to the study. Another factor, although not in and of itself prohibitive, is that the dwellings are private residences. Given the number of extant dwellings examined, it would have been a long process to ensure that a consistent methodology was in place for this type of study, and one that would require the co-operation of the proprietors. Keeping the study to the structural elements and exteriors, meant that the proprietors did not necessarily have to become an integral part of the process. As many of the dwellings have been demolished, it also meant that a similar

treatment was uniformly applied to all dwellings – site visits could not have been made for the demolished dwellings and information regarding the interiors of the pre-1800 dwellings is non-existent.

This being said, site visits were made to all the extant dwellings in the study, with interior tours included for the majority of them. In many cases, this was vital to evaluating the architectural evolution of the buildings.

The period of study, 1675 to 1874, was defined by the date of the purchase of a strip of farmland, concession 615, by Jean Décarie dit Lehoux. It was this purchase that initiated the settlement of what was to become Côte Saint-Antoine. The Décarie farm was soon extended northward within the study area and others followed closely thereafter. The study period ends with the creation of the Village de Notre-Dame de Grâce in 1874, defining the end of its solely rural tradition.

Structurally, the thesis has been divided into three chapters. The first explores the manner in which Côte Saint-Antoine came into existence, its general history and development, and the manner in which the land was used for agricultural and building purposes. Through an investigation of the concessions, the thesis examines the patterns of settlement and building. The second and third chapters examine the rural domestic architecture from 1675 until 1800, and from 1800 until 1874, respectively. The appendices provide the following: a table summarizing the history of the land grants and transactions for each concession, a list of notarial contracts consulted, transcriptions of selected contracts, and selected genealogies of the *habitant* settlers.

In terms of methodology, this thesis was based largely on primary research. Of the variety of data sources, the most valuable were the notarial contracts located at the Archives nationales du Québec. The research entailed the location and analysis of the notarized documents, including the land grants and sales, land exchanges, deeds, leases, wills, post-mortem inventories, construction contracts, building supply contracts, and other legal or court documents, such as minutes, commutations, awards and judgements. Parochial records, such as birth, death and marriage certificates, were of importance to some of the analysis. The notarial contracts were located by means of the *Parchemin*¹ index, which contains a listing and brief summary of the contracts of the period of 1635

1. Archiv-Histo. *Parchemin ; banque de données notariales* (1635–1775). This is available on CD-rom at the Archives nationales du Québec, Montréal.

to 1775. After that period, location of the notarial contracts is primarily by means of the indexes and records of the individual notaries.²

The Sulpicians' *Livre terrier de la Seigneurie de l'Île de Montréal, À l'exception de la ville, des faubourgs et des villages*,³ a land register and plan of the island detailing Côte Saint-Antoine and Coteau St-Pierre, among other communities, proved to be the single-most important document from which the reconstruction of the land divisions, grants and title successions were based. While the *Livre terrier* does not cover the entire study period – the early entries are not always complete or precise and the document ends with the commutation of the properties – this study would not have been possible without it.

Another important source are the *Aveu et dénombrement* ⁴ taken in 1731 and again 1781. These were official accounts of proprietors' land holdings, noting for instance whether they had a stone or wood house, barns and stables, and the status of cultivated land. These are extremely useful both for confirming the *Livre terrier* and to use as an additional base for study, providing the earliest source material for the land use.

The study period encompasses a time frame of almost two hundred years, a context too large for an exhaustive investigation of its land development and architecture. For the 17th and 18th centuries, the large number of notarial contracts and deeds were almost exclusively the sole written data sources. However, given not only the time restraints of the study, but also in practical terms, it was not possible to locate and conclusively analyze all the land transactions. As a result, there remains work to be done to clarify the succession of some of the land titles. Fortunately, the majority of the concessions remained within the same families from the early and mid 1700s until the 1800s, thus the general lineage of the successions during this period is well documented through this study.

2. Work is ongoing at the present time to further the *Parchemin* index to include the period from 1775 into the 1800s (the final date is not yet established). I am grateful to Monsieur Normand Robert for providing my access to the "*version brouillon*" of the index. I also wish to acknowledge the supportive assistance of Madame Estelle Brisson at the Archives nationales du Québec, who permitted me to work from the original indexes and records of the notaries who worked during this period, rather than from the microfilmed documents.

3. *Livre terrier de la Seigneurie de l'Île de Montréal, À l'exception de la ville, des faubourgs et des villages*, Volume II : Comprenant le N° 504, et les suivantes, jusqu'à N° 983, pages 106 – 121.

4. For 1731: Roy, Antoine. "Le recensement des gouvernements de Montréal et des Trois-Rivières," *Rapport de l'archiviste de la Province du Québec* (RAPQ) 1941-2. For 1781: Perrault, Claude. "Déclaration du fief et seigneurie de L'isle de Montréal Au papier terrier du Domaine De Sa Majesté En La Province de Québec en Canada, Faite le 3 février 1781 par Jean Brassier, p.s.s.," *Montreal en 1781*.

Other source material comprises vital trace evidence – extant buildings and sites – maps, plans and drawings, and period photographs. These documents are important primary sources. It should be noted that while much of the period photography dates to the latter 1800s and turn of the century, it records much of the earlier development and dwellings, and is extremely valuable in interpreting the textual descriptions.

Of the secondary sources, a wide variety of documentation exists to draw from. There are a number of useful unpublished commissioned studies. A large study was completed in 1989 by Beaupré Michaud architectes for the City of Westmount. Entitled *Westmount : analyse du patrimoine immobilier*, it provides a history, general survey and heritage evaluation of extant dwellings. This document provides minimal detail of Côte Saint-Antoine's history and domestic architecture and is better used as a broad overview. In recent years, a small number of professional studies were commissioned for four of the extant dwellings, including the Hurtubise house, Braemar, Wardleworth house (Metcalf Terrace) and Rose Mount. These studies have been very useful to this thesis.

Another excellent unpublished source are several Master-level theses. While there is not a thesis on a topic directly involving Côte Saint-Antoine, there are number that concern related topics and thus they are helpful to understanding the general history, development, agriculture, and architecture of the côte.

Prior to the 1800s – with few exceptions – the residents of Côte Saint-Antoine were mostly illiterate and thus there are no written accounts specific to the area for the early centuries. Personal documentation, including diaries, letters, autobiographies and written accounts from the 1800s onward, was invaluable in piecing together the histories of individual dwellings. While this material is located in various institutional collections, family descendants and building proprietors also produced valuable personal documentation from their private collections.

With the influx of new residents, travellers and publications in the 1800s, secondary source material is more readily available. However, caution is necessary regarding the accuracy of some of the published historical accounts of Côte Saint-Antoine, which are scant in detail and at times tempered by myth. The desire of some authors and property owners to claim the oldest, largest or finest residence has resulted in the attribution of incorrect construction dates and interpretations of architectural features, and has prompted assumptions of fact.

Of the recently published histories concerning the area, all concentrate on the formation and “story” of Westmount. These have been written by amateur historians, and are popular, rather than academic histories. To date, there is not a published

reference providing a reliable history of the côte's settlement and development. Within the published histories of Westmount, including *Westmount: A View of their Own*, by Aline Gubbay, *Old Westmount*, by the Old Westmount Club with Dr. Hélène Saly as advisor, and *Westmount: A Heritage to Preserve*, by Louise A. Legault, there are very brief references to Côte Saint-Antoine only. The same holds true for material on the neighbouring district of Notre-Dame-de-Grâce.

All this source material, both primary and secondary, serves to both provide the clues and at times, confound the researcher. There is such a vast amount of archived material yet to be investigated that one could most certainly continue this study, expanding the findings and resolving unanswered questions. While every effort has been made to avoid conjecture and misinterpretation, I take full responsibility for errors made on my behalf.

At the very least, it is hoped that this thesis accomplishes the following overall objectives: that it responds to the need for academic research into the built environment of Côte Saint-Antoine; contributes to an understanding of the development of one of the island's inland côtes; provides its readers with sufficient tools to undertake any further research work; and lastly, establishes a broad geographical and historical context useful to the development of preservation strategies for the community and built environment.

CHAPTER 1

Development of Côte Saint-Antoine

1.1 Defining the geographic boundaries of the study: from plateau to mountain

The area of study encompasses what was known as Côte Saint-Antoine¹ in its early rural history. A narrow strip of land at the eastern end of neighbouring Coteau Saint-Pierre is also included. Today, the corresponding area rests largely in the Borough of Westmount, with a portion in the District of Notre-Dame-de-Grâce.

Côte Saint-Antoine Road runs through the centre of the study area. This road, which survived physically intact as well as in name, is one of the island's original côte roads. It was created around the turn of the 17th century by the Sulpicians as part of a network of access routes that facilitated land settlement across the interior of the island of Montréal. Although two concessions at the western end of Côte Saint-Antoine Road were considered part of Coteau Saint-Pierre, they have been included so that the full length of the côte road can be studied.² These additional concessions are important for another reason. They belonged to the Décarie family; one purchased by Jean Décarie dit Lehoux in 1675, and the other ceded through a land grant. The Décarie family played a primary role in the development of area.

Today, the study area is bound by the following streets: to the east, Wood Avenue; to the west, Décarie Boulevard; and to the south, Saint-Jacques Street. To the north, the area roughly corresponds to the borough limits of Westmount.

The boundary limits for the study have been indicated with a red line on H.W. Hopkin's 1879 map of the Parish of Montréal (figure 2). As discernible on Hopkin's map, the boundary limits for Notre-Dame-de-Grâce (today Westmount), indicated by a dotted line, cover the territory of the study area, with as noted, the addition of the two Décarie properties west of the boundary line at the western end of the côte road. This map was surveyed at a time when the area still maintained much of its rural land use, but was in a transitional stage with some development of the current street plan already under way. Thus it is possible to gain a clear understanding of the area under study with the knowledge of today's street plan.

1. The area is no longer identified as Côte Saint-Antoine. Prior to its current name, the area had several names throughout its history. Indeed, the territory was first referred to as the quartier (or *cartier*) Saint-Joseph in the 1600s. Refer to Section 1.3 for a more complete history of the toponymy.

2. The road when first constructed was an extension of Coste Saint-Joseph. Sections of the côte road were renamed to coincide with the major directional turns of its path. This study will include only the western section of the road, the portion that came to be called Côte Saint-Antoine.

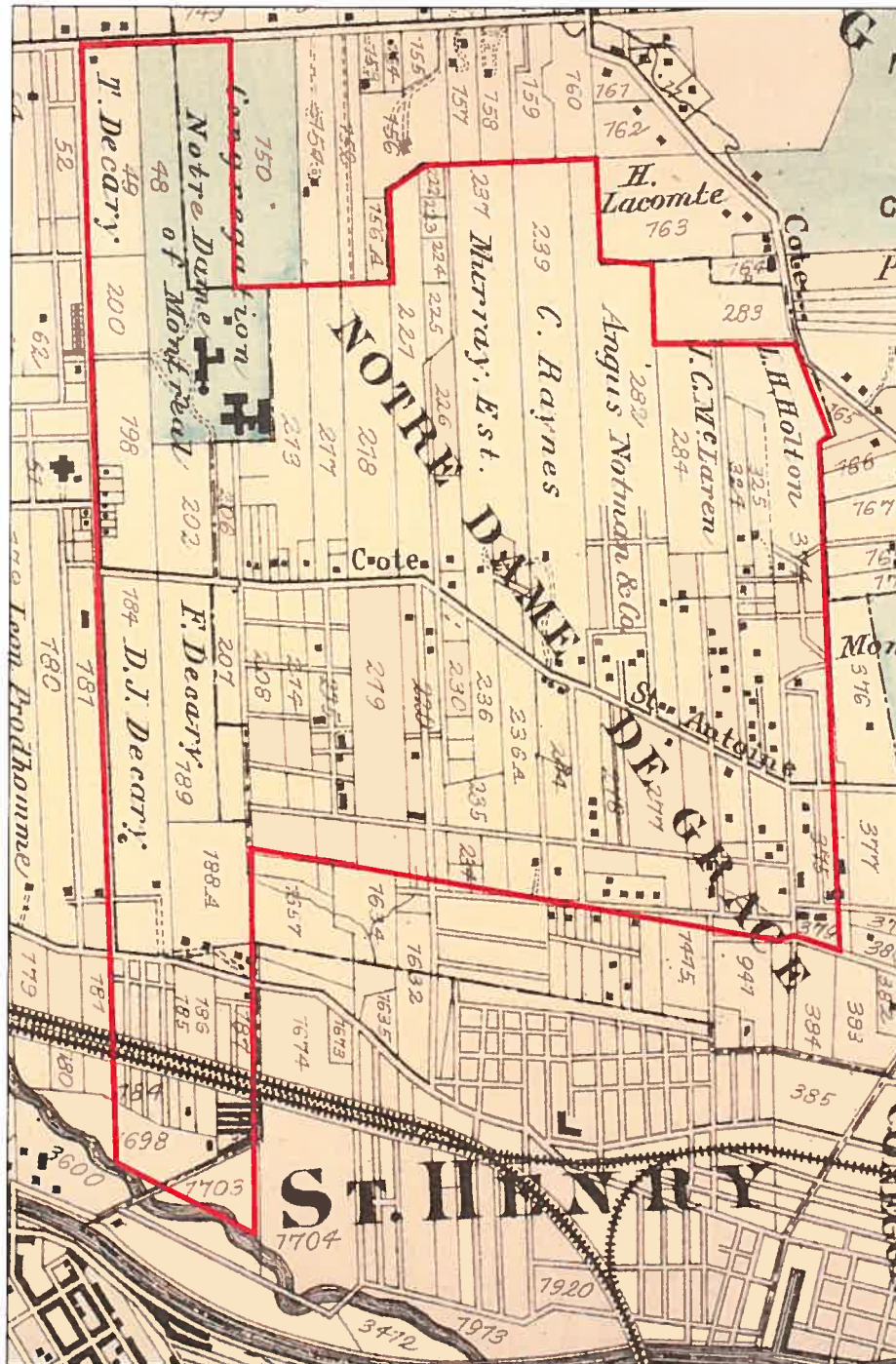


Figure 2

H.W. Hopkins, detail of pages 102–103, Parish of Montreal, *Atlas of the City and Island of Montreal, including the Counties of Jacques Cartier and Hochelaga*, s.L. [absence of location]: Provincial Surveying and Publishing Company, 1879, McGill University, Rare Books and Special Collections.

The area selected may not appear by today's map to be logically defined, either in geographic or municipal terms. Yet historically, the manner in which the area was developed may be attributed to two main factors. Firstly, the exchange and extension of the concessions from the neighbouring Coteau Saint-Pierre and Côte Saint-Joseph. The latter resulted from northerly development from the Faubourg Saint-Joseph – within the vaguely defined *Contrée Saint-Joseph*³ – the first suburb developed outside the fortification walls. Its southern limit was the Petite rivière. Secondly, the creation of the network of côte roads laid out by the Sulpician seigneurs of the island. Both were affected by distinguishing geographic features specific to the area. These contributing factors will be discussed in greater detail further on.

The area of study was bordered to the south by the small rivière Saint-Pierre. This river, in parts nothing more than a creek or stream, ran almost parallel to the escarpment before veering south *en route* to Verdun. The land concessions were granted from the rivière Saint-Pierre northward to the plateau and mount above the escarpment. Thus, when considering the concession boundaries of Côte Saint-Antoine and Coteau Saint-Pierre, the early land grants all started at the river,⁴ in what is today the District of Saint-Henri. The map of the concessions granted in Coteau Saint-Pierre (figure 3) indicates the pattern in which the land was divided into long strips starting at the rivière Saint-Pierre. Although the escarpment would have made a natural dividing line between the properties, one must keep in mind that earlier concessions had been granted south of the rivière Saint-Pierre, using the river as a northern limit. Many of the *habitants* that were granted land in the western portion of Côte Saint-Antoine and throughout Coteau Saint-Pierre, previously held concessions either south of the rivière Saint-Pierre or on land a little further east in the Faubourg Saint-Joseph where the river shifted south crossing through their properties. In some cases, the concessionaires were granted the land in

3. Massicotte, Édouard-Zotique. *Les Familles Descary, Descarries, Décary et Décarie, 1650 – 1909*, Montréal (Québec): Alphonse Décary, 1910, page 8.

4. ANQ, contract of land sale, Basset, B., 03 06 1675. By way of example, the second concession granted to an *habitant* in the area was to Simon Guillory. This concession was purchased by Claude Rimbault and subsequently sold to Jean Décarie dit Lehoux in 1675. The contract of sale locates the concession as follows; “Une concession de quatre Vingt arpens de terre, Scize et Scituée en laditte isle, au lieu dit la riviere S^t pierre commenceant d’Un bout Sur une ligne données des concessions delad^{te} Riviere S^t pierre, quatre arpens de large, Sur Vingt arpens de profondeur, tirant au Nord ouest quart d’ouest, (. . .).” The contract is provided, fully transcribed, in appendix 1.

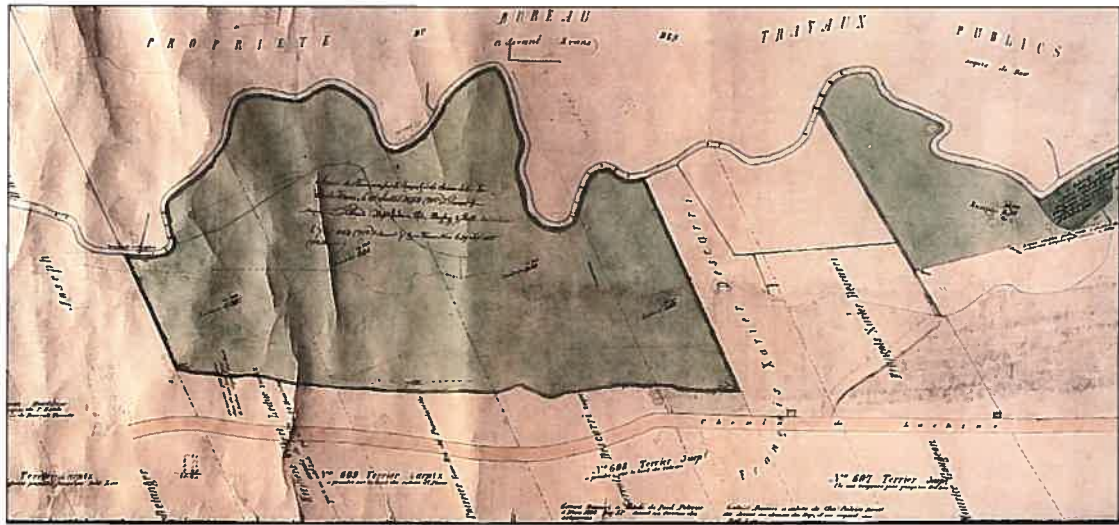


Figure 3

Detail, *Prairies au bas du Coteau St-Pierre*, 1850 (with additional notations dating to 1854), Archives des Prêtres de Saint-Sulpice, Montréal, Ref #: alphanumérique 1323. (This map has been turned 180° to facilitate the reading of titles and descriptions).

compensation for the flooding that occurred every year, causing damage to their fields.⁵

The fief Saint-Augustin, bordered also to the south by the rivière Saint-Pierre, will not be included in the study area. The fief forms the southern border of the concessions numbering from 618 to 625, corresponding today to Ste-Catherine Street.

To the north, the study area extends from the plateau above the escarpment and beyond the Westmount peak of Mount Royal to its gentle northern slope. In historic terms, the property lines reached as far north as the concessions of Côte-des-Neiges and Côte Saint-Luc, which ran across the back end of Côte Saint-Antoine along the path of today's Queen Mary Road.

The eastern and western boundaries of the study area are more readily defined by streets than by geographic features. Today, the eastern boundary is Wood Avenue, where a corresponding concession bore the description, "porté de la Côte Saint Antoine."⁶ in

5. ANQ, *accord* between the seigneurs and Honoré Dasny dit Latourangeau; brothers Paul, Michel and Louis Décarie; Lambert, Jean and Joseph Leduc; and Raphael Beauvais, Adhémar, A., 20 03 1690. This contract details the agreement to replace flooded land near the rivière Saint-Pierre. Alan Stewart notes in his 2001 report, *Étude patrimoniale de la maison des Hurtubise*, that there were several references in previous contracts dating to 1688 for the land exchange because of the flooding, page 17, notes 18 – 20.

6. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, page 118. The reference to the "porté à la Côte St Antoine" is found listed beneath an entry for a small piece of land sold at the front of concession 624, concerning one of the early *habitants*, Bernard Maurice dit Lafantasia (a contemporary of the first concessionaires in Côte Saint-Antoine), who acquired land there.

the *Livre terrier*. The *Livre terrier*, a land register and corresponding plan of the concessions granted in the Montréal suburbs, was prepared by the island's *seigneurs*, the Prêtres de Saint-Sulpice. While Wood Avenue corresponds to what once was the eastern boundary of the côte's first concession, 625, it was not the location of Côte Saint-Antoine Road. The road ran between the first and second concession along the path of today's Greene Avenue. Figure 4, a map entitled, *Terrier, Ile de Montréal*, dating to 1834-5, clearly indicates the path of the côte road running between concession 624 and 625.

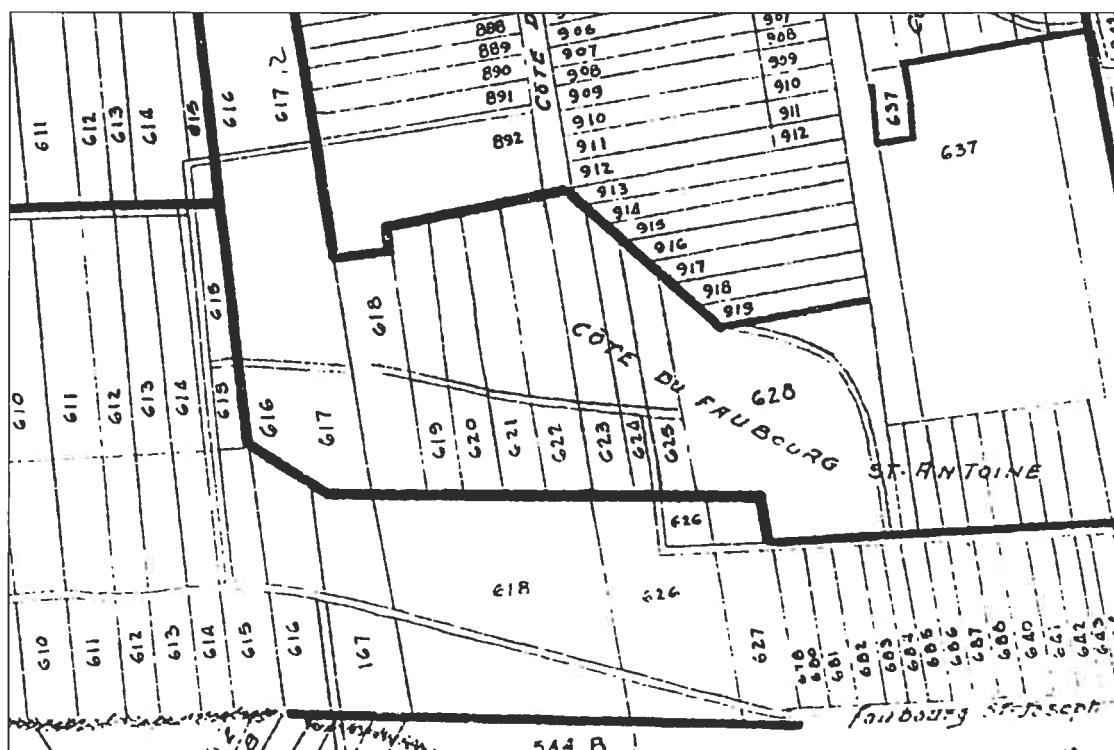


Figure 4

Anonymous, detail, *Terrier, Ile de Montréal*, 1834-5, Archives de la Ville de Montréal, Numéro 2708, cadres 85.

From the point of present-day Greene Avenue, the côte road turned sharply northwest up a gentle incline across the slope of the western summit of Mount Royal. This is the section that bears the name of Côte Saint-Antoine to this day. The côte road originally ended where today's Décarie Boulevard is located, making the latter the logical western boundary of the study area. This large urban thoroughfare extends the full length of the western limit of the area. The boulevard and the "trench" of the adjacent Décarie Expressway form a formidable dividing line between two sectors of the city. Historically, the boulevard marks the path of the chemin de la Côte Saint-Luc that ran northward along the Décarie property line, and which provided a link between the other

1.2 Network of côte roads and chemin de Lachine en haut

Prior to the development of the network of côte roads, access across the island of Montreal was limited. From the various defense posts located strategically around the island, a rim road permitted travel along the river's edge between the few scattered forts, trading posts and Ville-Marie. This road did not completely encircle the island, but importantly linked the small settlements by way of land, improving the access to areas previously only reached by river. Thus, to encourage and facilitate further settlement, in the spring of 1698, François Dollier de Casson, Sulpician superior, requested Gédéon de Catalogne, the king's engineer, to lay out "côtes" for the inland areas of the island.⁷ The resulting côtes divided portions of the island into sections much like neighbourhoods, or *arrondissements*. These were further divided into concessions destined for individual settlement.

The côte roads followed the general topography of the island, gradually rising alongside hillsides, running next to streams or traversing the plains. Historian Louise Dechêne notes that each côte was different, corresponding to its own particular landscape.⁸ The earliest known cartographic reference to the côtes is found on a map dating to 1702 (figure 6) entitled, *Description générale de l'isle de Montréal Divisée par costes où sont Exactlyement marquées toutes les distances de place en place, les noms de chaque habitant, la quantité de terre qu'ils possèdent tant de front que de profondeur, les forts, Eglises et Moulins, le tout de suite avec le Meilleur Ordre que l'on a peu*. In studying the map, it appears that the earliest côtes were concentrated mainly around Mount Royal and on the plains to the north, effectively positioning the two summits of the mountain as a funneling point along an axis linking the new settlements, by way of Coste Notre Dame des Neiges, with Ville-Marie. The placement of the côtes seems almost random with most concessions facing north to south, some east to west, and a few on the diagonal. However, as Dechêne notes, key factors such as streams, valleys and meadowland, affected the manner in which the land was sectioned.

Once the first côtes were settled, adjacent ones were created, and in such a manner, the land settlement leap-frogged its way across the island. Jean-Claude Robert notes that

7. Marsan, Jean-Claude. *Montréal en évolution : Historique du développement de l'architecture et de l'environnement urbain montréalais*, Montréal (Québec): Éditions du Méridien, 1994, pg. 55.

8. Dechêne, Louise. *Habitants et marchands de Montréal au XVII^e siècle*, Montréal (Québec): Librairie Plon, 1974, pages 259–260.

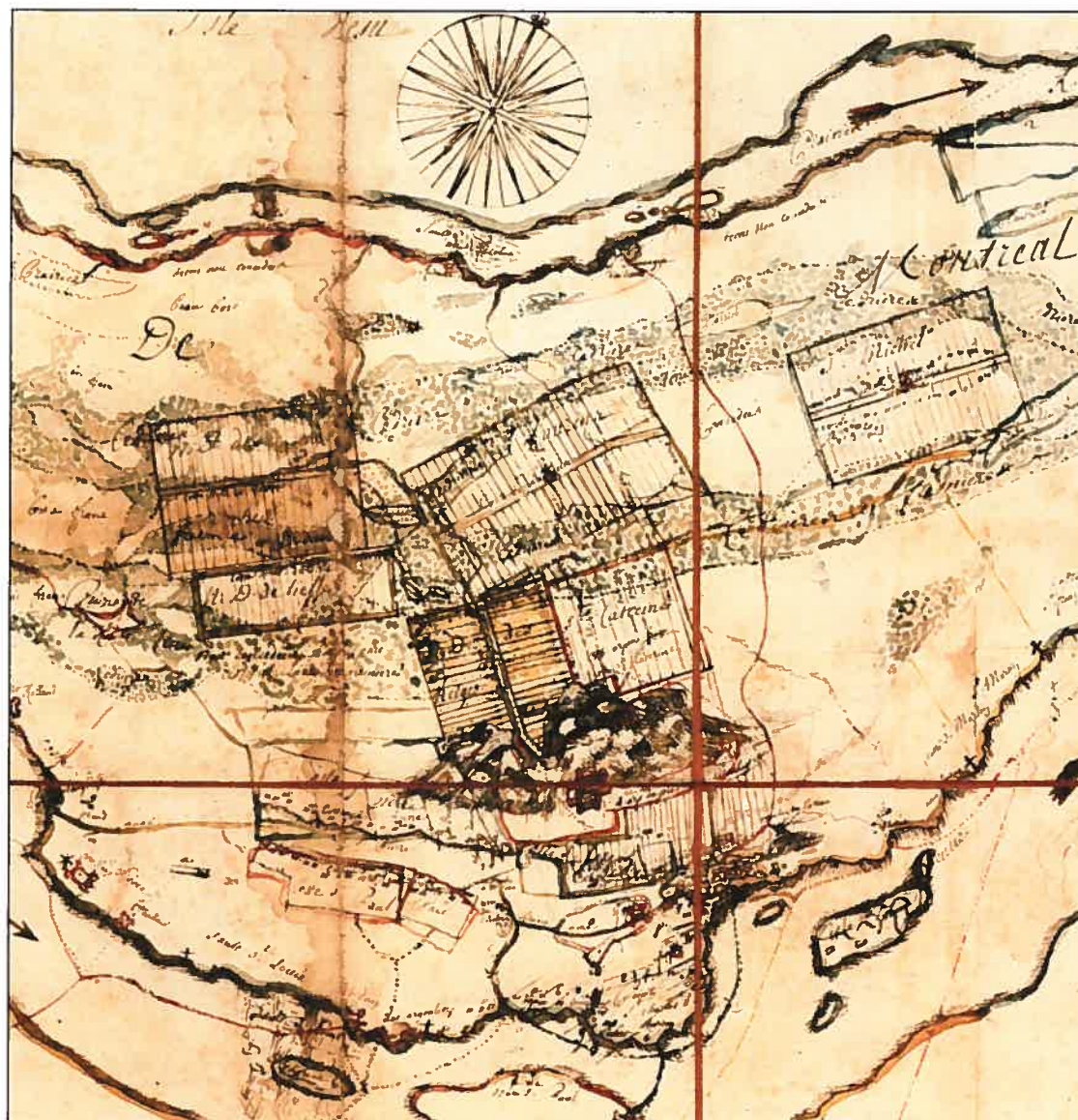


Figure 6

François Vachon de Belmont, detail, *Description générale de l'isle de Montréal Divisée par costes* où sont Exactlyement marquées toutes les distances de place en place, les noms de chaque habitant, la quantité de terre qu'ils possèdent tant de front que de profondeur, les forts, Eglises et Moulins, le tout de suite avec le Meilleur Ordre que l'on a peu, Bibliothèque de la Compagnie de Saint-Sulpice, Paris, MS 1198.

the côtes were created as needed, and that by 1731, thirty côtes were in existence.⁹

Jean-Claude Marsan clarifies the common understanding of the côte roads as follows:

“La côte a joué un rôle primordial dans la formation des paysages et de l’environnement urbains montréalais, ainsi que dans la genèse spatio-temporelle de la grille de rues orthogonale. Peu de chercheurs se sont véritablement intéressés à cette réalité et la signification première de la côte semble aujourd’hui partiellement perdue. Trop souvent, elle n’est assimilée qu’à des chemins ou des routes ; et comme certaines de ces voies, tel le chemin de la Côte-des-Neiges ou celui de la Côte-Sainte-Catherine, sont remarquables pour leur forte dénivellation, on présume que le mot côte reste synonyme de route en pente, selon le sens attesté par le Larousse et le Robert! Mais la côte montréalaise, ainsi que la côte québécoise, est complètement étrangère à l’idée d’une différence de niveau. Car des territoires aussi plats et unis que celui de la Côte-de-Liesse ou de la Côte-Vertu étaient, originellement, des côtes, au même titre que celles de Notre-Dame-des-Neiges ou de Sainte-Catherine. La Côte s’apparente avant tout à une unité territoriale organique définie, et pourrait être synonyme d’« unité de voisinage » (. . .).”¹⁰

This description certainly applies to Côte Saint-Antoine Road, which rises diagonally across the terraced slope of the Westmount summit into Notre-Dame-de-Grâce. There it links with the chemin de la Côte Saint-Luc, which traverses the plains to the west.

As suggested by Jean-Claude Marsan, the côtes became a social entity,¹¹ where the inhabitants identified with their immediate neighbours and terrain. Marsan notes that while the côtes formed the basic unit of territorial organization, the parish, which usually encompassed several côtes, formed the basic unit of civic and social organization.¹²

Distances in the 1700s by comparison to today were much greater, as travel by horse or horse-drawn carriages and sleighs was slow and laborious. Thus by necessity, in the côtes further from Ville-Marie, the early concession contracts required the construction of neighbourhood churches. For Côte Saint-Antoine this was not the case. Prior to the construction of a local church, the residents of Côte Saint-Antoine would have to travel into Ville-Marie to the Église Notre-Dame at Place d’Armes. Later they could frequent the Village de Saint-Henri-des-Tanneries where, according to Alan Stewart, a chapel was built

9. Robert, Jean-Claude. *Atlas historiques de Montréal*, Montréal (Québec): Art Global inc., Éditions Libre Expression, 1994, page 43.

10. Marsan, Jean-Claude. *Montréal en évolution*, page 51.

11. *Ibid*, page 51.

12. *Ibid*, page 53.



Figure 7

Robert Harvie, photographer, detail, view of the Église de Notre Dame de Toutes Grâces, 1893, Archives of the Westmount Historical Association.

after 1815.¹³ In 1849, thirty acres were purchased on the Prud'homme farm, concessions 613 and 614, to erect a church, Église de Notre Dame de Toutes Grâces.¹⁴ Renowned architect John Ostell was contracted by Monseigneur Ignace Bourget to undertake the design. It was built near the junction of Côte Saint-Luc and Côte Saint-Antoine roads and opened on September 18, 1853.¹⁵ It was there that a village was eventually established. Côte Saint-Antoine was unified in part by the small number of farms within the côte and the families' need to work together to develop their concessions. That there was considerable intermarriage between the residents¹⁶ is a testament to the strong community connections and the territorial boundaries of their everyday lives.

From an enlarged detail of the map of 1702 (figure 8), it appears that there were only two côtes created in the vicinity of the mountain. Coste Saint-Joseph was accessed by a road that ran northwest from the western gate of Ville-Marie and traversed the

13. Stewart, Alan. *Étude patrimoniale de la maison des Hurlbut*, page 14.

14. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, pages 106. An historical account is provided in: Collard, Edgar Andrew. "Of Many Things . . . How N.D.G. got its name," *The Gazette*, September 25, 1982, page B-2.

15. "Le Cinquantième de Notre Dame de Grâce," *La Patrie*, August 29, 1903, page 1.

16. Refer to the family genealogies, Appendix IV.



Figure 8

François Vachon de Belmont, enlarged detail, *Description générale de l'isle de Montréal Divisée par costes* (. . .), Bibliothèque de la Compagnie de Saint-Sulpice, Paris, MS 1198.

south side of Mount Royal. Its concessions encompassed the central core of today's downtown, from the boundary of Coste Saint-Louis at Beaver Hall Hill and its extension, Aylmer Street,¹⁷ to present-day Westmount. The chemin de la Coste Saint-Joseph ran along the path of today's boulevard René-Lévesque and Dorchester, and provided access to the fort of the Domaine de la Montagne and the nearby farm (fiefs) of the Hôtel-Dieu. The chemin de la Coste Notre Dame des Neiges, later simplified to Côte-des-Neiges, ran north from the foot of Mount Royal up between its two peaks, and then branched into two sections, one continued northward and the other turned west behind the western summit of Mount Royal.

It is certain that the name of Côte Saint-Antoine was not yet in use in 1702. The côte road was an extension of the chemin de la Coste Saint-Joseph. For the first years, Côte Saint-Antoine was identified by the name of Coste Saint-Joseph. No documentation has been found that attests to the côte road's construction date, and the *Description générale de l'isle de Montréal* does not provide any concrete clues. It is noteworthy that neither the extension that later became Côte Saint-Antoine, nor Côte Saint-Luc are on the map of 1702. Furthermore, neither of these côtes, nor Coste Saint-Joseph (although present on the map), are noted in the following description written on the map:

17. Stewart, Alan. *Settling an 18th-Century Faubourg: Property and Family in the Saint-Laurent Suburb, 1735 – 1810*, May 1988, page 4. The boundaries of Côte Saint-Louis (later the faubourg Saint-Laurent) are clearly defined by Alan Stewart in his thesis.

"Au bout desquelles susd. terres depuis le fief de l'hôpital jusques à St. Michel et le Domaine de la Montagne derrière laquelle sont les Costes N. Dame des Neiges Ste. Catherine et St. Laurent nouvellement et bien habités Et les costes N. Dame de Liesse et des Vertus qui ne sont pas encore habitées. Après St. Michel suit gadois et derrière la ville."¹⁸

In addition, the limits of the côte as drawn appear to stop at the area where the chemin de la Coste Saint-Joseph was to be extended (starting at today's Dorchester) and Côte Saint-Antoine created. However, as the map is a loose schematic drawing and not an accurate rendering, it is not a trustworthy tool in defining the exact boundaries and location of the first côtes. Of more use is the listing of inhabitants of the various côtes provided at the bottom half of the map. Both Coteau Saint-Pierre and Coste Saint-Joseph are described in full detail. There is no mention of any concessions in the portion of Coste Saint-Joseph that later became Côte Saint-Antoine, with the exception of the farmland ceded in 1650 to Jeanne Mance and the Hôtel-Dieu. Called the fief Saint-Augustin, and commonly referred to as "la grange des pauvres," or "les pauvres" on early documents and maps (refer to figure 5), this concession is listed as part of Coste Saint-Joseph.

In addition, in notarial contracts for concessions granted between the dates of 1698 to 1702, Côte Saint-Antoine is not identified. Contracts exist referring to Coteau Saint-Pierre as early as 1698, as do those for Coste Notre Dame des Neiges. For the latter, on a plan detailing the concessionaires dating to July 3, 1698, the western summit of Mount Royal is roughly sketched and identified as "la montagne du côte sud ouest."¹⁹ While it does not name the côte, it may be referring to the territory of Côte Saint-Antoine. In evaluating the other possibilities, it is unlikely that the description was referring to Coteau Saint-Pierre as its concessions did not reach the mountain. One can determine from this document that, at the very least, de Catalogne may have allocated, although not named, the territory of Côte Saint-Antoine in 1698 at the same time as the others.

Interestingly, a concession granted to Louis Hurtubise in 1699 does not mention the territory of Côte Saint-Antoine by any name. The location of the concession is identified by a description of landscape and neighbouring properties. These are noted as "fronting the rivière Saint-Pierre to the south" and the northern boundary as "ending at land uncaded." (*translated excerpt*)²⁰ The property is further identified by the neighbouring

18. With my thanks to Jean-Claude Robert, author of *Atlas historiques de Montréal*, for permitting me to view a transcribed copy of Vachon de Belmont's map, *Description générale de l'île de Montréal*. The transcription was prepared by the Prêtres de Saint-Sulpice, Paris.

19. ANQ, plan c.a.-601/9//1, Adhèmar A., 3 7 1698.

20. ANQ, land grant, Adhèmar A., 4 12 1699.

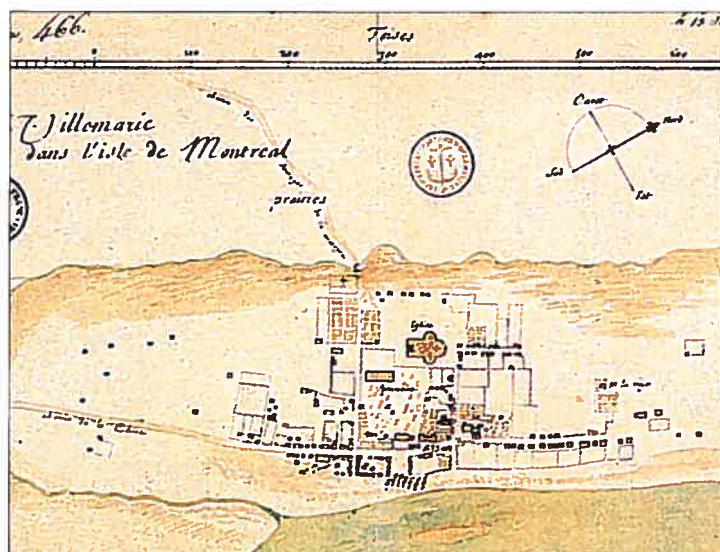


Figure 9

Anonymous, detail, *Villemarie dans l'isle de Montréal*, 1685, Archives nationales, Aix-en-Provence, France. This image is reproduced from the *Atlas historique de Montréal*.

farms of François Prud'homme and Louis Décarie. The Hurtubise property, concession 617, was granted in exchange for land near the Domaine de la Montagne. Again, in a contract dating to 1705,²¹ concerning the concession 618 ceded to François Prud'homme and adjoining the property of Louis Hurtubise, the name of the côte is not identified. It is not until 1708, that one begins to see with the concessions granted that year that the area is first identified as both the "quartier Saint-Joseph" and Coste Saint-Joseph.

As the 1708 concessions were all granted in the land of the côte proper, one may finally ascertain that the road had been fully extended in order to provide access to the concessions. Unfortunately, the early contracts do not provide any clues that pinpoint the actual construction date of the côte road.²²

The lack of specific documentation attesting to the existence of the côte between 1698 and 1702 may have occurred because it was not fully ceded, and certainly not inhabited, until later. It would take until 1708 before the land was completely granted to concessionaires. In addition, although the concessions were granted by 1708, the concessionaires lived elsewhere, either within the town of Ville-Marie, as did the sons of Jean Décarie dit Lehoux, or in the original section of Coste Saint-Joseph that reached as far west as the Domaine de la Montagne and the fief Saint-Augustin, or in the Faubourg Saint-Joseph, the suburb located just outside of the town.

21. ANQ, land grant, Raimbault.C., 18 08 1705.

22. ANQ, land grants, Raimbault, P., 05 01 1708, 15 09 1708, 20 09 1708, 12 12 1708.



Figure 11

H.S. Sitwell, *Fortification Survey*, model for colouring, 1871, Sheet V, Plans I, II, V and VI, National Archives of Canada, Ottawa, NMC 004079 (plan I), NMC 004080 (plan II), NMC 004082 (plan V), and NMC 004083 (plan VI).

From the early 1700s until well into the second half of the 1800s, the area around the western peak of the mountain and plains to the west changed very little. As late as 1874, when the Village de Notre-Dame-de-Grâce was established near the junction of Côte Saint-Antoine and Côte Saint-Luc, the area retained its rural character and original côte road network. Geographical surveys taken of the island of Montréal for military purposes in the 1860s and published in 1871 (figure 11) provide an extremely detailed and accurate account of the landscape. Other than the addition of the railway, it is clear that in the two hundred years since the first land grant to Simon Guillory in 1672, the landscape was little altered from its original configuration. Another map dating to 1874 (figure 12) traces the roads that had been constructed after the côte road in Côte Saint-Antoine. The purpose of the map was to indicate the residential lots created on the Hurtubise property (original concession 617, and the corresponding lot 215), through which Victoria Avenue was constructed. Five other north-south roads had been built at that point: Metcalfe, Clarke and Oliver (today Olivier), Rosemount and Mountain. With

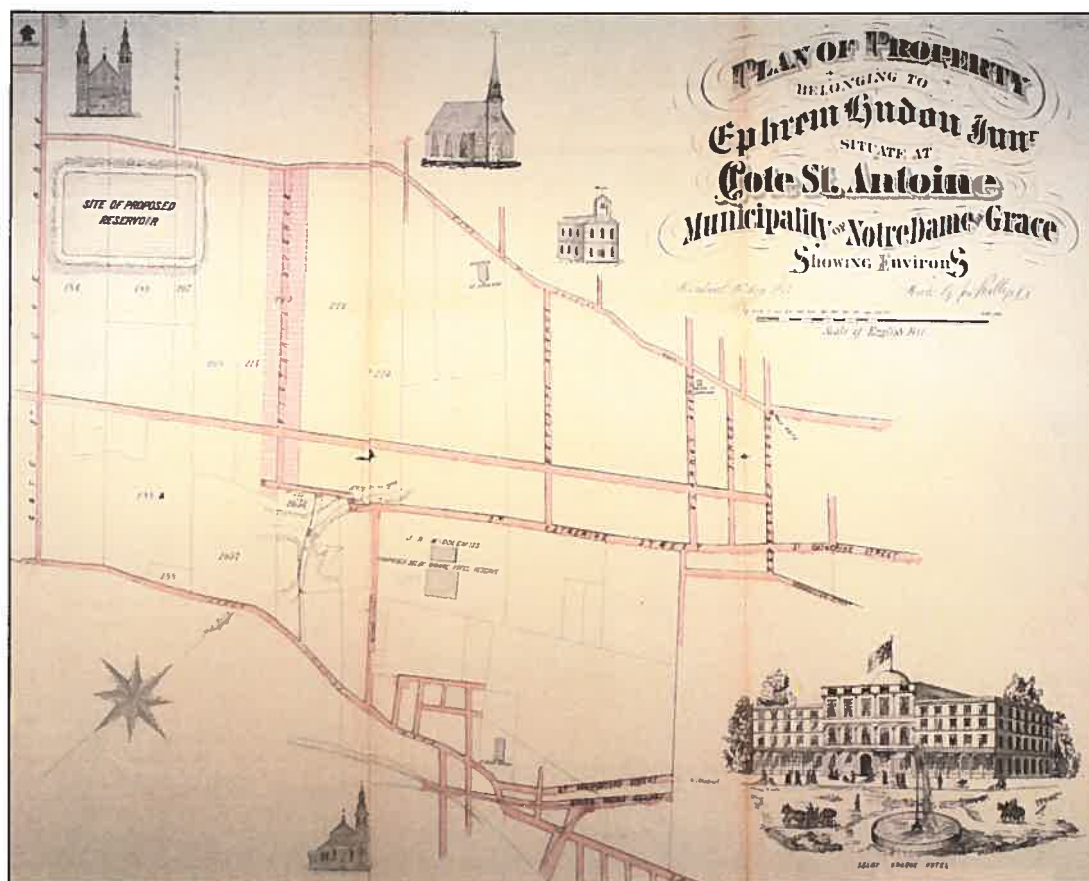


Figure 12

Joseph Rielle, detail, *Plan of Property belonging to Ephrem Hudon Junr situate at Cote St. Antoine, Municipality of Notre Dame de Grace, Showing Environs*, 1874, McGill University, Rare Books and Special Collections.

exception of the latter two, these north-south roads all stretched between Côte Saint-Antoine and Sainte-Catherine Street (originally Petit Côte Saint-Antoine, later named Dorchester).

Côte Saint-Antoine in 1874 began to see increased development, but still remained largely rural. Indeed, the farms still stretched from the escarpment northward as they had for centuries. It was not until the turn of the century, that suburban development began in earnest with the last of the concessions being divided into small lots for resale.

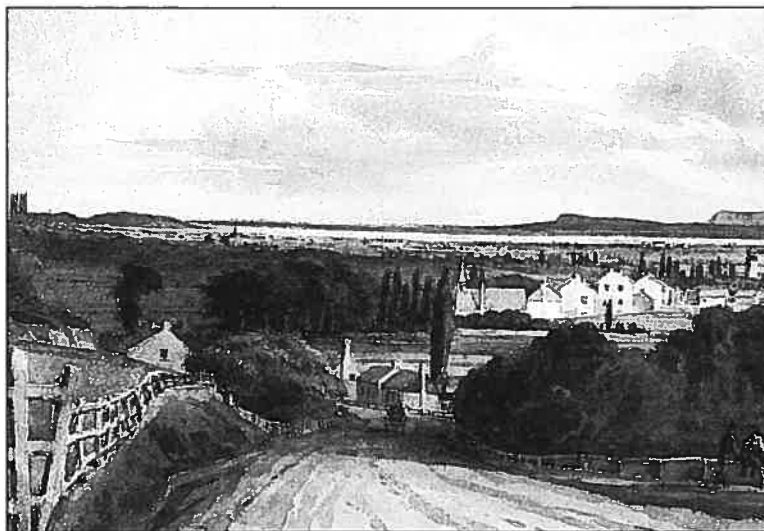


Figure 13
Philip John Bainbrigge,
*Montreal from the Hill
behind the Village of
the Tanneries on the
Road to Lachine*, 1840,
McCord Museum of
Canadian History,
M982.531.9.

Original access: by way of the chemin de Lachine en haut

The chemin de Lachine en haut played an important role in the early development of Côte Saint-Antoine. This road, later known in English as Upper Lachine Road, provided access primarily to Coteau Saint-Pierre and beyond to Lachine. From Ville-Marie, it ran through the Faubourg Saint-Joseph and continued south of the escarpment until it veered north cutting a gradually inclining path up the rocky cliff just after passing the location where the Village de Saint-Henri-des-Tanneries was established. A painting dating to 1840 by Philip John Bainbrigge entitled, *Montreal from the Hill of the Tanneries on the Road to Lachine*, (figure 13) depicts the chemin de Lachine en haut as it mounted the hill of the escarpment *en route* to Coteau Saint-Pierre (today, the path of rue Saint-Jacques). The land where the road traversed the escarpment belonged to the Décarie farm. The painting shows the splendid views from the escarpment with the farms and village of Saint-Henri-des-Tanneries below.

The chemin de Lachine en haut was so named to distinguish it from another road to Lachine that was extended from Saint-Paul and Wellington streets before veering southwest to follow the shoreline. This shore road, often referred to in English as the Lower Lachine Road, dates to 1673²⁴ and formed part of the rim road that provided access to the communities dotted around the island's circumference.

24. In conversation with Alan Stewart, who dated the road's construction in: Stewart, Alan and Léon Robichaud. *Le site de la maison Leber-Lemoyne à Lachine : recherches historiques complémentaires*, commissioned by the Ministère de la Culture et des Communications and the Ministère des Affaires municipales et de la Métropole, Montréal (Québec): Remparts, 2000.

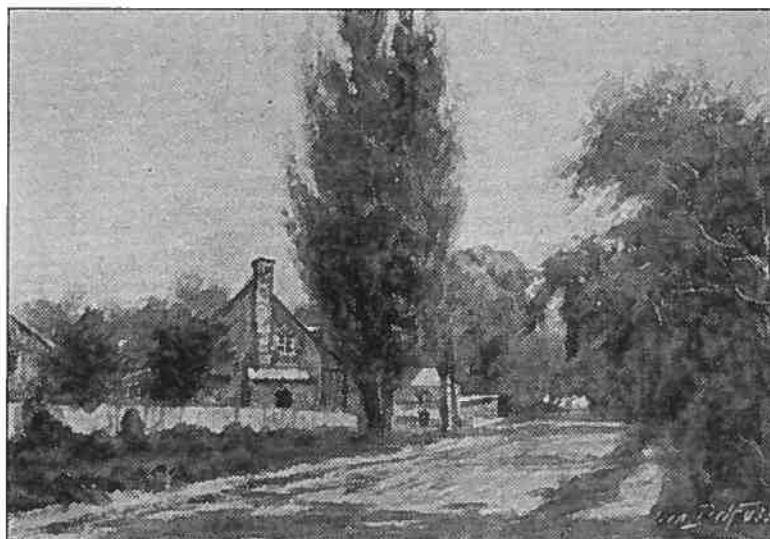


Figure 14

Georges Delfosse, detail, view of Côte-Saint-Luc road, aquarelle, December 31, 1904. From newspaper clipping, Massicotte Album (1-177-0), Bibliothèque nationale du Québec, Montréal.

Linking communities: chemin de la Côte Saint-Luc

From the early 1700s, the only north-south access between Coteau Saint-Pierre and Côte Saint-Antoine was through the private properties belonging to the Décarie and Hurtubise families. It was not until 1778 when a public road was proposed to continue the chemin de la Côte Saint-Luc south to link with the chemin de Lachine en haut. The plans are evident in Péladeau's survey (figure 5), in which a dotted line indicates where the road was to be constructed down the western side of the Décarie property line. The naming of this route as a "côte" road may appear unusual. Many other roads linking the côtes across the island were called "montées." However, while it did eventually link three côtes, Côte Saint-Luc was initially created as a côte road, with the unique feature of a meandering, forked path. In one direction, it circumvented the gentle western slopes of Mount Royal to link with Côte-des-Neiges, and in the opposite direction, it ran westward into the flat plains where it serviced its own concessions. This latter section still remains in name today. But, not only has the côte road maintained its original name, Côte Saint-Luc is one of the few côtes on the island to have remained in the larger sense as a community and territory. Until the municipal mergers of 2001, Côte Saint-Luc was an autonomous municipality. Today, the section of the original Côte Saint-Luc that ran from north to south is called Décarie boulevard.

The early concessionaires (identified as *preneurs* or *censitaires* in their contracts) that were granted property by the Sulpicians were required to accept the construction of any road that the seigneurs deemed necessary. In one of the first contracts for the area (then described as the *coste de la montagne*), on land at the east end of Coteau Saint-Pierre that was ceded to Simon Guillory in 1672, (and subsequently bought by Jean Décarie dit Lehoux in 1675), the first condition listed after the amount of rent payable, was the right of the seigneurs to build a public road through the property.²⁵ In the contracts for Côte Saint-Antoine, the requirement was worded as follows: "Aussy que led Preneur sera tenu promettre Et s'oblige de (. . .), Souffrir tous les Chemins qui seront marquez par Mesd S^{rs} Seigneurs en descouvrir les terres voisines a fesur qu'il Sera Necessaire, (. . .).²⁶

1.3 The history of the toponymy of Côte Saint-Antoine

In tracing the toponymy of the area, early documents reveal that several names were used before the name Côte Saint-Antoine was settled on in the early 1700s. The first concession in the area was granted in 1650, and a small number of others followed in the 1670s, all well before the côte road was established.

The greater area that became Côte Saint-Antoine was largely wooded, with some meadowland, all uninhabited at that time. In 1650, when Paul de Chomedey de Maisonneuve granted a parcel of land abutting the southern section of the future côte to Jeanne Mance, the entire area was called the *prairies aux Loutres*.²⁷ Perhaps better known is the existence of *lac aux Loutres* (refer to figure 15) located just below the escarpment, and most certainly, named in conjunction with the meadowland above.²⁸

25. ANQ, land grant, Basset, B., 18 02 1672, page 2. The exact wording was "(. . .) et Ensemble les autres droicts seigneuriaux quand le cas escherra Suivant la Coustume de Paris, Comm'aussy, Souffrir les Chemins que lesd Seigneurs trouveront Necessaire pour la commodité publique,".

26. ANQ, land grant, Raimbault, P., page 3. This particular land grant was for the sons of François Prud'homme in Côte Saint-Joseph (Côte Saint-Antoine) in 1708. The same wording was used in the contracts for five of the neighbouring concessionaires also granted land that year.

27. *L'Hôtel-Dieu premier hôpital de Montréal 1642 – 1942*, page 125.

28. I have used the contemporary spelling of *lac aux Loutres* as found in several texts and on the map in *L'Hôtel-Dieu premier hôpital de Montréal 1642 – 1942*, plate inserted after page 175. On the map in figure 15 the spelling of the name is singular, *Lac à la Loutre*.



Figure 15

P. Morin, detail, *Kawenote Teiontiakon*, published by H. Beaugrand, director of *La Patrie*, in *Le Vieux Montréal, 1611–1803*, McGill University, Rare Books and Special Collections, #280M 11M82.2.

The land ceded to Jeanne Mance for the Hôtel-Dieu, comprising 200 arpents, was named the fief Saint-Augustin, and commonly called “la grange des pauvres.” It was not until 1660 that the congregation took possession of the land due to the threat of attack by the Iroquois. However, they did have other farmland spread about the area between Ville-Marie to the east, the ferme Saint-Gabriel to the south and the lac aux Loutres.²⁹ The religious order for which Jeanne-Mance co-founded the Hôpital Hôtel-Dieu was called the *Congrégation des filles hospitalières de Saint-Joseph*, a name they formally incorporated in 1659. Further research may establish a formal link with the predominance of the name “Saint-Joseph” in this sector of the island where the religious order’s presence was so strong. The name is found several times, in the faubourg Saint-Joseph, contrée Saint-Joseph, Coste (or quartier) Saint-Joseph, and the fief Saint-Joseph. These names were all used in the 1600s and early 1700s starting in the faubourg Saint-Joseph and eventually encompassing the enlarged areas expanded north and west from there.

29. *L’Hôtel-Dieu premier hôpital de Montréal 1642 – 1942*, plate inserted after page 175. In addition to the concessions noted in the text, the other land ceded to the congrégation included the fief Nazareth, fief Saint-Joachim, terre de Mathurin Jouanneau, and terre de Saint-Augustin.

How the name of Saint-Joseph related to Côte Saint-Antoine lies in the history of the côte's development. As previously elaborated upon in section 1.2, as an extension of Côte Saint-Joseph, Côte Saint-Antoine used the former's name in its early years.

The early names survived only until the area began to experience some development. The lac aux Loutres was renamed *lac Saint-Pierre* by the time of the area's third land grant,³⁰ ceded in 1672 to Simon Guillory. This concession became the eastern-most property of Coteau Saint-Pierre. In the land grant, although the river and lake (which was really just marshland) had been renamed Saint-Pierre, the area was not yet referred to as "Coteau" Saint-Pierre. It was simply described as "au lieu dit Lac Saint Pierre" and the concession was situated as "(. . .) Sur le Bord du Ruisseau qui passe au milieu dud lac, du Costé de la Montagne (. . .)." ³¹

The name lac Saint-Pierre survived for centuries, along with the small rivière Saint-Pierre which formed the southern limit of Coteau Saint-Pierre and the fief Saint-Augustin. Indeed until the municipal amalgamations of 2001, Ville Saint-Pierre was still the name of the municipality at the western end of the escarpment.

Côte Saint-Antoine was also popularly referred to as "Petit Coteau Saint-Pierre," a name that appears on documents from time to time in the early 1700s. In the *aveu et dénombrement* of 1731 for instance, Côte Saint-Antoine is referred to as the "sixième Coste nommée S^t Antoine ou Petit Coteau S^t Pierre." ³²

The majority of the côtes were given religious names, using either the names of saints or a reference to the Virgin Mary. The latter used the terminology such as Our Lady of grace or virtue, as seen in Côte Notre-Dame-des-Vertues (later simplified to Côte-Vertu), or in the evocative wintery name of Côte Notre-Dame-des-Neiges (later simplified to Côte-des-Neiges). It was de Catalogne who created the côtes on behalf of the Sulpicians, and the use of the religious names not only reflects the traditions of the period, but is also symbolic of their missionary work, affirming the faith in the selection of the names spread across the island.

Interestingly, in the early years after the côtes were created, the word "quartier" was frequently used when referring to the côtes. In a series of land grants ceded by François

30. The first land grant was to Jeanne Mance. The third land grant is cited, as the second ceded to Honoré Dasny dit Latourangeau in 1671 cannot be found. This loss is noted in the *Livre terrier de la Seigneurie de l'Île de Montréal*, concession 617D.

31. ANQ, land grant, Basset, B, 18.02.1672; page 1.

32. Roy, Antoine. "Le recensement des gouvernements de Montréal et des Trois-Rivières," *Rapport de l'archiviste de la Province du Québec* (RAPQ), page 87.

Vachon de Belmont in 1708 on the côte road, the area is called the “cartier” Saint-Joseph.³³ The use of the word cartier, or the alternate spelling of “quartier,” also affirms the concept of the côte as “neighbourhood,” as so well defined by architect and urban planner Jean-Claude Marsan. Louise Dechêne notes in her book, *Habitants et marchands*, that the use of “quartier” was common in the early years of the côtes, but quickly thereafter, the word “côte” became prevalent replacing quartier altogether.³⁴

By 1713, one finds the first references to Côte Saint-Antoine in the notarial contracts.³⁵ In a lease for a farm between Antoine Baudria and the Séminaire de Saint-Sulpice, the farm is situated by the quartier Saint-Joseph on one side, and Côte Saint-Antoine on the other:

“(. . .) et Comporte tenant d'un bout aud habitations de Notre Dame des Neiges d'autre aux terres du quartier S^t Joseph d'un Costé aud terres de la Coste S^t Antoine (. . .).”³⁶

In the 1690s, the nickname of *Haute folie* appears in a limited number of documents. The earliest contract found, dating to 1691, is a contract exchanging land in Haute folie with land in Lachine. The concessionaires are Claude Carrigues and Étienne Alton.³⁷ Of note, Étienne eventually married Marin Hurtubise and their descendants settled in Côte Saint-Antoine.

In a four-year farm lease signed by Paul and Michel Décarie in 1697 for land next to the Domaine de la Montagne, the name of Coste Saint-Joseph is never mentioned. The location is defined as “lieud La haute folie,”³⁸ or the place called Haute folie.

On a map dating to 1730 (figure 16) the name Grand chemin de la Haute folie is clearly indicated on the road running along the front property line of the Domaine de la Montagne. The origins of this nickname are not confirmed in any written document, and varying theories have been suggested. One that perhaps holds more credence than

33. ANQ, land grants, Raimbault, P., 05 01 1708; 15 09 1708; 20 09 1708; 12 12 1708. See transcription, Appendix 1.

34. Dechêne, Louise. *Habitants et marchands de Montréal au XVII^e siècle*, page 260.

35. It should be noted that I have searched exhaustively by means of the *Parchemin* index to the notarial contracts. This method is dependent upon the key words entered by the cataloguer, and is not a complete search of the contractual documents themselves. The time required for such a task would render it infeasible for a thesis of this nature. Therefore, it is possible that further searches may indeed reveal an earlier reference.

36. ANQ, lease, Raimbault, C., 08 03 1713, page 1.

37. ANQ, land exchange, Adhémar dit Saint-Martin, A., 11 01 1691.

38. ANQ, farm lease, Adhémar dit Saint-Martin, A., 08 04 1697.

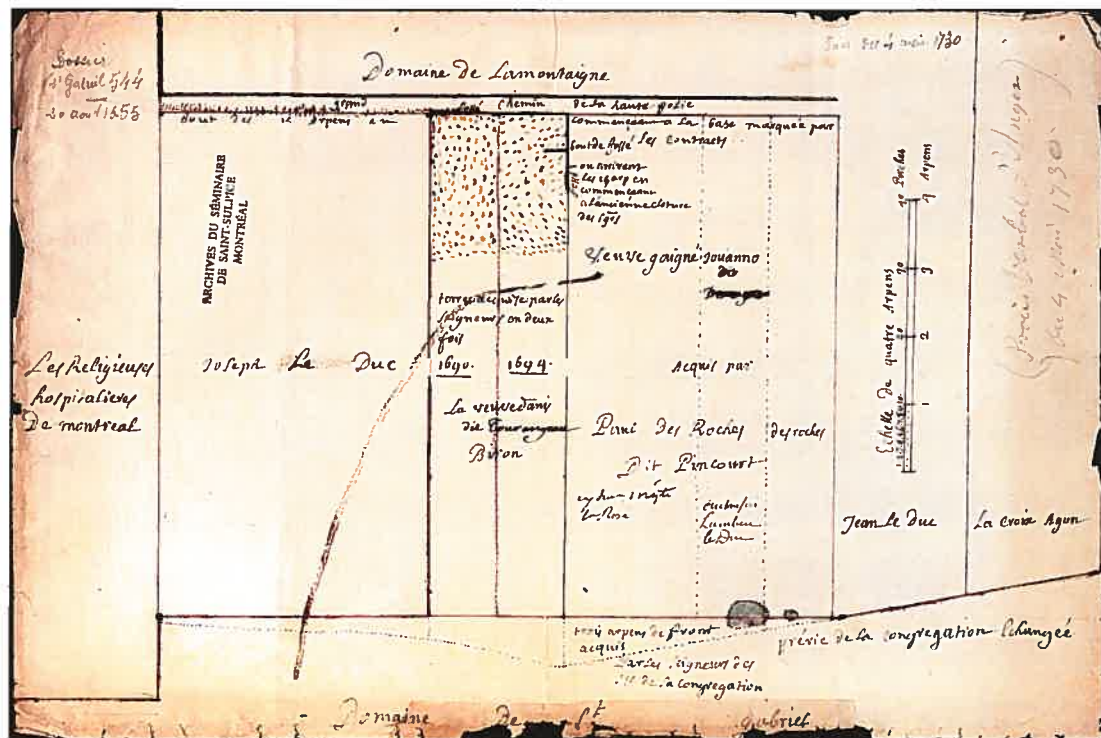


Figure 16

Anger, Jean-Baptiste. [Untitled], le 4 mai 1730, Archives des Prêtres de Saint-Sulpice, Montréal, reference #544.

others is the supposition that the name's origin was due to the dangers of venturing into unprotected territory at a time when the threat of Iroquois attack was a common concern. Working in the fields, and certainly settling that far from the fortification walls of Ville-Marie was considered "foolhardy."³⁹ The notion of the name being tied to the threat of the Iroquois is perhaps reinforced with the original name of the route, the *chemin des sauvages de la montagne*. While there was an aboriginal community at the *Domaine de la Montagne* that had been converted and was peaceful, there had been many difficult and treacherous years at the hands of the Iroquois prior to 1701.

Of the families that settled Côte Saint-Antoine and Côte Saint-Joseph, the majority had been among the first inhabitants of Ville-Marie. These families had seen their share of strife in the war years with the Iroquois. It is known that the Décarie family suffered

39. In conversation with Josette Michaud, architect, at the offices of Beaupré Michaud, June 21, 2001. Josette Michaud noted that she had investigated the term "folie" used in the architectural sense (as a ruin often created in a garden setting) dating as far back as the 1600s. However, it is certain that the *habitants* did not have the means to build a "folly." Michaud also questioned whether the ruins of the Indian village at the fort, which burned in 1694, could have influenced the name.

the death of one young son,⁴⁰ and Jean Leduc had postponed the construction of his house due to the unsafe conditions outside the fort of Ville-Marie.⁴¹ Thus, considering the experiences of the first- and second-generation *habitants*, it would not be unreasonable to conclude that there was a logical basis for the lore of the name of Haute folie.⁴² The exact boundaries of Haute folie are not easily established. Several contemporary histories of Westmount and Notre-Dame-de-Grâce have indicated that Côte Saint-Antoine was called Haute folie.⁴³ However, the only notarial contracts found that refer to the name were for concessions located directly south of the Domaine de la Montagne in the Coste Saint-Joseph. This is the territory that the Sulpicians exchanged to enlarge the Domaine de la Montagne. The long drive up to the gates of the fort (today Fort Street) from the chemin de la Montagne (today corresponding to René-Lévesque boulevard) was created through that enlarged area. The Hurtubise, Leduc and Décarie families were among those who were granted properties further west on the côte road in the land exchange. The chemin de la Haute folie, (officially the chemin de la Coste Saint-Joseph), had already been extended into Côte Saint-Antoine at the time of the map dating to 1730. Thus, one may surmise that the nickname referred to its entire length. However, the map does not include the entire territory, so essentially the question remains as to where the boundaries of Haute folie truly did lay. There is no documentation to confirm that any land other than the small portion directly in front of the Domaine was referred to as Haute folie.

Determining when the name Côte Saint-Antoine came into exclusive use is difficult. From approximately the mid-1700s it is used with increasing frequency, while the use of

40. Massicotte, Édouard-Zotique. *Les Familles Descary, Descarries, Décary et Décarie, 1650 – 1909*, Montréal (Québec): Alphonse Décary, 1910, page 14.

41. Massicotte, É-Z. *Les Familles Descary*, pages 9–10. Massicotte refers to the contract between Jean Décarie dit Lehoux and Jean Leduc, in which they promised to assist in the construction of each other's houses, or if unable due to war or sickness, to compensate the other. Décarie's house was built and the war with the Iroquois interfered with the construction of Leduc's house. For the contract see, ANQ, Saint-Père, J. de, 18 11 1650. Décarie did compensate Leduc, and the "quittance" is detailed in the following contract which has been transcribed and provided in appendix 1, Basset, B. 21 11 1657.

42. ANQ, land exchange, Adhémar dit Saint-Martin, A., 11 01 1691. With regard to the lore of the name of Haute folie, the impact of the Iroquois attacks on the small settlement must not be underestimated, nor the *habitants'* devote Christian beliefs and superstitions. Remarkably by today's standards, the land exchanged in Lachine previously belonged to an *habitant* named Pierre Barbary who was killed in the massacre of 1689. The terms of the contract provided for the reinstatement of Barbary's land should he return from the dead. Refer to pages 7 and 8.

43. Two such publications are: Gubbay, Aline. *A View of Their Own: The Story of Westmount*, Westmount (Québec): Price-Patterson Ltd., 1998, page 14. Saly, Hélène, advisor. *Old Westmount*, Montréal (Québec): Old Westmount Club, 1967, page 11.

Coste Saint-Joseph eventually ceased altogether.⁴⁴ As late as 1739, when Jean Hurtubise contracted a builder for his residence on Côte Saint-Antoine Road, the area was still referred to as the “cartier Saint Joseph.”⁴⁵

In the 1700s and 1800s, Côte Saint-Antoine Road was referred to formally from time to time as the “chemin de Roi” and alternately, the “chemin de la Reine,” or in English, as the “King’s high road.”⁴⁶ The name reflects the fact that Côte Saint-Antoine Road was a public roadway. Referring to the côte roads as “chemins du roy” was a common tradition that began with their inception. For example, Jean-Claude Marsan notes that on the early 1702 map of the côtes (figures 6 and 8), the côte road of Côte Saint-Michel was included in the description as follows; “Que dans l’Etendue de la d(ite) Coste Saint-Michel partagée en deux Rangs d’habitans par une commune de deux arpens de large au milieu de laquelle il y a un chemin de Roy qui court Nord’est et sud’ouest...”⁴⁷

Once well established, the name of Côte Saint-Antoine remained a constant for approximately 125 years. It was not until a small village developed at the junction of Côte Saint-Antoine and Côte Saint-Luc, that the area took on the name of the Village of Notre-Dame-de-Grâce in 1874, and later, the Village de Côte Saint-Antoine in 1879.⁴⁸

What confuses the history of Côte Saint-Antoine’s toponymy is not necessarily that it changed its name during the early decades, but rather that there were other districts using a similar, or indeed, the same name at the same time. The concurrent existence of faubourg Saint-Joseph and Coste Saint-Joseph could lead to some confusion when dealing with the early land grants. These often featured vague references to identify where concessions were, requiring very careful cross-referencing on the part of the modern researcher to ensure that the right territory is identified.

44. To determine the approximate dates of name usage, I consulted the contracts in Appendix I.

45. ANQ, construction contract, Adhémar, J.-B., 06 04 1739, page 1.

46. By way of example, refer to: ANQ, land sale, Papineau, P., 27 04 1796, in which “chemin de Roi” is used; Houle, J.-B., 26 01 1837, in which “chemin de la Reine” is used; and Griffin, H., 03 04 1818, in which “King’s high road” is used.

47. Marsan, J.-C. *Montréal en évolution*, page 53.

48. AVM, the name changes are recorded in two brief municipal documents. One entitled, *Démembrement de la municipalité de Notre-Dame-de-Grâce*, by L. Archambault, credits the research to M. Decary, of the Service des Estimateurs, March 17, 1924. A second entitled, *Notre-Dame-de-Grâce, Ouest, Municipalité de Village; Notre-Dame-de-Grâce, Municipalité de Ville*, provides notes on the evolution of the village and territory taken from municipal minutes and the *Statuts du Québec*. The author of the document is not credited, nor is it dated. An AVM stamp on the document is dated March 12, 1945. The story of the village is recounted in *Le Nouveau Village*, page 1.

1.4 General description of the topography and land use

That Côte Saint-Antoine encompassed such a varied landscape within a relatively small area, featuring a number of important and distinguishing physical features, makes it an interesting territory to study, both in terms of its topography and settlement.

At the southern boundary, the rivière Saint-Pierre meandered its way eastward to meet the fleuve Saint-Laurent. The rivière Saint-Pierre no longer exists today having been covered over in stages and diverted into the Lachine Canal, a construction project that began in the early 1900s.⁴⁹ Its path lay through today's Turcot Yards⁵⁰ near the escarpment. It was there that the river widened, originally earning it the name of "lac aux Loutres," later renamed lac Saint-Pierre. By the time of the Fortification Survey of 1871 (figure 11), the lake had been drained and channelled into the Lachine Canal, but the



Figure 17

Detail, *Map of the Harbour City and Environs of Montreal*, for McGregor's *British America*, Collection of the Bibliothèque nationale du Québec.

49. *La Patrie*, August 26, 1911, page 14. It was not until 1911 that parts of the riverbanks in Saint-Henri were reconstructed and covered by cement. (The Lachine Canal opened in 1825, and work began to widen it in 1843. Desloges, Y. and Alain Gelly, *The Lachine Canal: Riding the Waves of Industrial and Urban Development, 1860–1950*, page 22).

50. The Turcot family owned property in the vicinity in the 1700s. A narrow Turcot concession, wedged between the Décarie and Prud'homme properties at the start of Coteau Saint-Pierre, is notable on the 1778 map of the Island of Montréal surveyed by Jean Péladeau, refer to figure 5.



Figure 18

H.W. Hopkins, detail, pages 102–103, Parish of Montreal, *Atlas of the City and Island of Montreal, including the Counties of Jacques Cartier and Hochelaga*, s.L.: Provincial Surveying and Publishing Company, 1879, McGill University, Rare Books and Special Collections, elf G1144 M6 H67 1879.

map indicates that the land was still marshy. The river veered into Saint-Henri towards Verdun where the houses found along today's Saint-Ambroise Street once backed onto the riverbank. The path of the rivière Saint-Pierre is traced in figure 18.

During the period under study, the waterway lay at the southern limit of several of the concessions that stretched into Côte Saint-Antoine and neighbouring Coteau Saint-Pierre. For most of the year the river was not large, however, in the spring it would overspill its banks flooding the land around it. The ensuing problems were such that in 1710, the residents of the area were served an ordinance on behalf of the Congrégation Saint-Joseph and issued by Antoine Denis Raudot, Intendant of Justice, Police and Finances for *Nouvelle-France*, requiring the concessionaires to clean and dredge the river's bed in order to reduce the damage caused by the flooding. They were also ordered to cut the trees and scrub brush next to the river to permit the water to flow freely.⁵¹ The flooding was a persistent problem for the residents and farmers situated there, and one that existed for generations.⁵²

51. ANQ, *Dépôt d'une ordonnance*, Adhémar, A., 21 06 1710. This ordinance was served to Joseph Leduc, Pierre Biron, Jean Leduc, Paul Desrochers, François Prud'homme, the wife of Louis Langevin, *habitants*. See transcription, Appendix 1.

52. *La Patrie*, August 26, 1911, page 14. This article outlines the local residents' difficulties with the flooding, which had earned the river in Saint-Henri the nickname of "Petit Venise." Also a problem was the quality of the water, which by that point had become quite polluted.



Figure 19

Flooding, tramline to Lachine, date unknown, Archives of the STCUM, Montréal, (s5/10.5 #2; 5-913-001 boîte 0104).

In 1795, many of the residents of both Côte Saint-Antoine and Coteau Saint-Pierre banded together before the *Cour du banc du Roi* to resolve the matter of the amount of water that flowed from escarpment near “the descent” into Saint-Henri. They asked the court to render a judgment to ensure that the water’s flow was reduced by half and that its course was detoured to empty into the small lac Saint-Pierre.⁵³

The rivière Saint-Pierre was a short distance from the bottom of an escarpment that forms a steep, rocky cliff dividing the area into upper and lower terraces. This slope once formed the edge of *Mer Champlain*, a glacial inland sea that originally covered the region. Above the escarpment stretches a shallow plateau that rises to meet the western summit of Mount Royal. A map of the summits of Mount Royal by A. de Grandpré (figure 20), provides a basic understanding of the area’s topography. In terms of altitude, starting at the rivière Saint-Pierre, the land rises approximately 60 feet at the escarpment, then levels for approximately 2400 feet, before commencing a climb of approximately 500 feet to the summit. The climb is fairly steep at the eastern end of the côte. At the western end, the Décarie concession at the start of Coteau Saint-Pierre had a gentle incline around the edges of the mountain.

53. ANQ, condition pour un passage d’eau, 22 01 1795, Delisle, J.-G. The residents included in the suit were Barthelémy Billon, Dominique Saint-Omer, Antoine Hurtubise, Jean-Louis Décarie, Philippe Leduc, Louis Saint-Germain, Paul Poirier, and Gilbert Leduc.

The unique positioning, with the vast majority of the territory profiting from the southern exposure of the mountain, rendered the côte an advantageous spot for farming. According to geologist and consulting engineer, David Hammonds,⁵⁴ the soil deposits found here were not extraordinary. The area is covered by undifferentiated soil, with a thinner covering on the slopes of the mountain. There was good drainage from the mountain through a variety of natural streams that ran down to the plateau, the larger of these was found winding its way through the Glen, draining into the rivière Saint-Pierre.

Yet despite what some describe as average geological conditions (the land had been cultivated for centuries, likely improving its quality), the area enjoys a micro-climate that renders it above average for cultivation. The climactic conditions on the island of Montréal would not normally favour the more fragile fruits – such as cherry and peach trees, among others – that were grown in abundance in Côte Saint-Antoine. In a

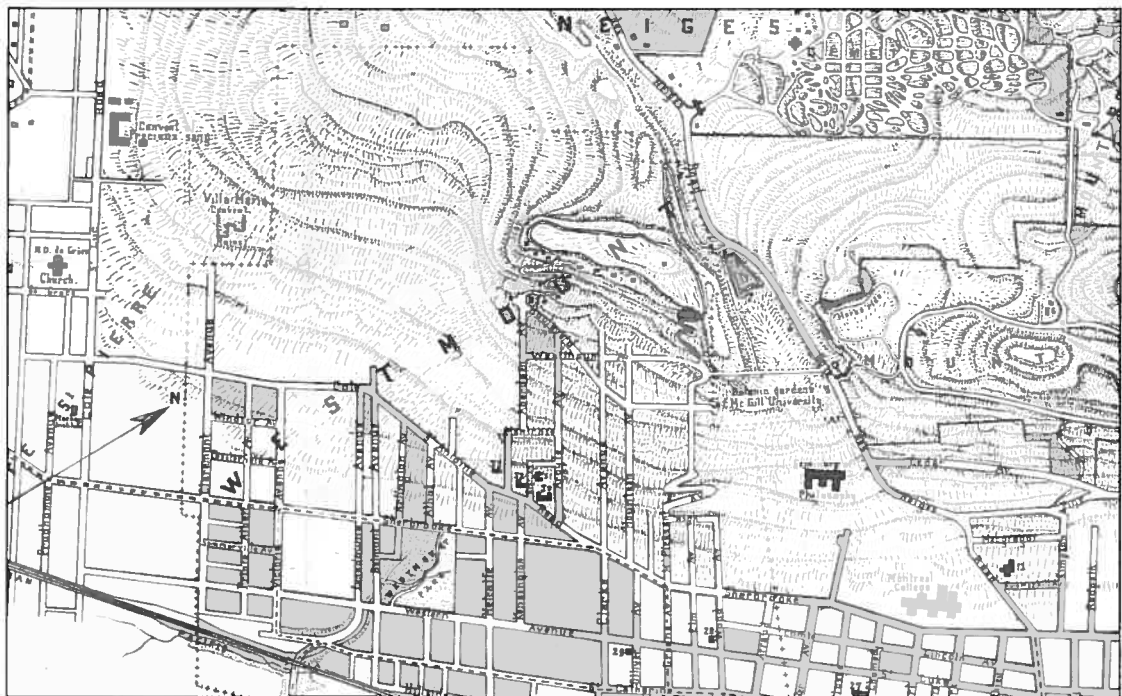


Figure 20

A. de Grandpré, detail, *Topographical Map of the Mount-Royal*, 1898, Bibliothèque nationale de Québec, Montréal).

54. In conversation with David Hammonds, January 2002, his research into the area's geology indicates that a relatively thin layer of soil rests over the rock. This soil, in his opinion, would not prove more fertile than other parts of the island.



Figure 21

T.P.G. Shaw, *The Glen*, looking south toward the Western Avenue bridge, 1889, Notman Photographic Archives, Montréal, (MP-0000.1671.3).

newspaper interview, urban geographer David Hanna commented that he believed the farm land in the area (and further downtown) may have been the “best orchard and fruit land in Québec.” He confirmed the reasons for this as follows, “The city’s soil is enriched and the angle of the land on the south face of the mountain actually gets more exposure to the sun than the flat area around it. The mountain also protects land to the south from the harsh northwest wind.”⁵⁵

55. *The Gazette*, September 29, 1991, page A6.

Agriculture

The contract of sale dating to 1675, through which Jean Décarie purchased his first parcel of land, concession 615D, provides an indication of the land use at that early date. The quit-rent (*cens*) required Décarie to supply a cord of firewood and wheat, "*cinquante livres en bled froment bon sec*" to the seigneurs.⁵⁶ The Décarie contract was typical for that period. For land granted in Côte Saint-Antoine from that date until 1708, a "demy minot," approximately half a bushel of wheat, was part of a standard quit-rent.⁵⁷

Once the land was cleared of brush, the farmers were able to establish a small variety of crops. A notarial contract dating to 1713,⁵⁸ between Antoine Baudria and the Séminaire de Saint-Sulpice, reveals the character of the landscape and the type of farming done by the first farmers of the côte. Baudria leased the concession located directly west of the Domaine de la Montagne, concession 625 (refer to figure 4). The contract describes the concession as consisting of "workable fields, pastures and areas of brush." It also notes orchards and gardens on the property, but which the Sulpicians reserved for their use only. Baudria was provided lodging in two of the small towers of the fort and the use of a barn. He was obliged to farm the land, maintaining it in the same good condition when the lease terminated. In partial payment for the property, Baudria was required to supply a small quantity of wheat, oats, and peas and dairy products to the Sulpicians.

Wheat, oats, peas and hay⁵⁹ were the main crops produced locally until about the latter part of the century, when demand from the growing urban market permitted greater diversification.

From the *aveu et dénombrement* of 1731, it is possible to determine that the average size of a concession in Côte Saint-Antoine was 36.9 arpents, and the proportion of workable land (*terre labourable*) was 44.8% (refer to Table 2). The average concession comprised about 3.1 arpents of meadowland.

From the *aveu et dénombrement* of 1781, the amount of workable land climbed substantially to an average of 81.9%. While the 1781 survey does not record the amount

56. ANQ, Basset, B., 03 06 1675. See transcription, Appendix 1.

57. By way of example, refer to land grants dating to 1708, including ANQ, Raimbault, P., 05 01 1708; 15 09 1708; 20 09 1708; and 12 12 1708. See transcriptions, Appendix 1.

58. ANQ, Raimbault P., 08 03 1713. See transcription, Appendix 1.

59. Another local lease of 1710 specified the growing of wheat, oats and peas, a portion of which was payable as rent. Refer to ANQ, Raimbault, 09 03 1710. See transcription, Appendix 1. Refer also to: Waywell, Jennifer. *Farm Leases and Agriculture on the Island of Montreal, 1780 – 1820*, Masters Thesis, Montréal (Québec): McGill University, September 1989, pages 133–134.

Table 2: Agricultural use of land in study area in 1731

In the sixth côte named Saint-Antoine or Little Côte Saint-Pierre, in starting with the north-east and going up to the south-west are the following habitants:					
Concession number	Preneur*		Terre labourable	%	En prairie
Concession 625	Bodria	3 x 20	53 arpents	88.3%	
Concession 624	René Lecuier	2 x 30	25 arpents	41.6%	
Concession 622/623	Louis Decary	7 x 25	45 arpents	25.7%	5 arpents
Concession 621	Louis Lacroix	3 x 20	27 arpents	45.0%	
Concession 620	Joseph Leduc	3 x 20	33 arpents	55.0%	4 arpents
Concession 619	François Prud'homme	3 x 35	40 arpents	38.1%	6 arpents
Concession 618C	Lambert Leduc sons	3 x 29	35 arpents	40.2%	4 arpents
Concession 617C	Pierre et Jean Hurtebise	3 x 29	35 arpents	40.2%	4 arpents
Concession 616 (1)	Louis Decary	3 x 30	39 arpents	43.3%	5 arpents
Concession 616 (2)	Michel Decary	2 x 30 1 x 60	37 arpents	30.8%	3 arpents
Averages			36.9 arpents	44.8%	3.1 arpents

In the second côte named Saint-Pierre, (note that this is an excerpt, and refers only to the eastern Décarie properties):					
Concession number	Preneur*		Terre labourable	%	En prairie
Concession 615	Joseph Decary joins Cauchois	1.5 x 24	30 arpents	83.3%	4 arpents
Concession 615	Widow Decary	1.5 x 24	33 arpents	91.6%	5 arpents
NB: This sample is too small to provide an average.					

* The spelling of names reflects the manner in which they were recorded on the *aveu et dénombrement*.

Source: Roy, Antoine. "Le recensement des gouvernements de Montréal et des Trois-Rivières," *Rapport de l'archiviste de la Province du Québec (RAPQ)* 1941-2.



Figure 22

Robert Harvie, Orchard in Coteau Saint-Pierre, *circa* 1890s, Harvie Album, Collection of the Westmount Historical Association.

While this view was taken in the 1890s, it is of a mature tree laden with apples and planted in the old orchards of the area.

of meadowland (as does the survey of 1731), it records instead that there were five orchards, measuring an average of 5.4 hectares, in Côte Saint-Antoine.⁶⁰

"(. . .) l'*aveu et dénombrement* de 1781 nous offre à nouveau un portrait du développement des côtes de cette partie de l'île de Montréal. Le défrichement graduel amène toujours plus de terre sous la charrue. Pour la côte Saint-Antoine, on atteint en moyenne de 82% de terre défrichée sur chaque ferme."⁶¹

Writing about his travels in Canada in the 1800s, Hugh Gray described the fertile area, as follows:

"Between *the Mountain* and town of Montreal, there are a great many very fine gardens and orchards, abounding with a variety of fruit of the very first quality, and no place can be better supplied with vegetables than Montreal. Quebec, too, is extremely well supplied with vegetables, and a regular succession of fruit; but cannot vie with Montreal, where both soil and climate combine to produce the finest fruit I have ever seen. The apples are particularly good. – The *Pomme de Neige*, so called from its being extremely white, and from its having the granulated appearance of snow, when broken ; it also dissolves, almost entirely, in the mouth like snow ; the *Fameuse*, *Bourassa*, and *Pomme Gris*, are very fine apples. Peaches, apricots and plums, are found in the greatest perfection ; and, with the protection of glass, you have grapes as good for the table as any I ever saw in Portugal. Currants, raspberries, gooseberries, and every sort of small fruit are found in great abundance."⁶²

60. Stewart, Alan and Robichaud, Léon. *Étude patrimoniale de la maison Hurtubise*, page 26. These calculations are found in Table 2 of this report.

61. *Ibid*, pages 25–26.

62. Hugh Gray, *Letters from Canada Written During a Residence There in the Years 1806, 1807 and 1808*, pages 150 – 151.

The Fortification Survey of 1871 (figure 11) provides a very accurate rendering of the landscape toward the end of the study period. Every farm and villa estate in Côte Saint-Antoine had orchards. These orchards were concentrated on the slopes above the côte road and along the southern sections of the flat land above the escarpment. Some of the smaller lots created for single-family residences on the plateau below the côte road had small orchards for the property owners' use.

Another description of the quality of the farmland of the area can be found in a small notice from *La Patrie* newspaper. It was from the late 1880s, a time when the railway was pushing through the area along the top of the escarpment and the orchards in its path were threatened by expropriation:

"Ce matin, la cour a nommé un tiers arbitre, dans la cause d'expropriation du chemin de fer Atlantic, Léon Prud'homme, cultivateur, du Coteau St-Pierre. Il s'agit d'un morceau de terre de 91 perches, partie d'un plus beaux vergers du pays."⁶³

Certainly high praise for the Prud'homme orchard, yet it was due to its success and a long family tradition that Prud'homme and the neighbouring Décarie family fought together in the courts to prevent the expropriation.

Other descriptions of the orchards may be found in the family history of the Clarke family. In describing where the family residence was located, Adèle Clarke wrote, "This quaint old house sat in a delightful rambling garden, with a great cherry orchard on the slope behind for background, and was renowned for the hospitality of the owner and of its inmates. The orchard in season was a mass of lovely white blossoms."⁶⁴

While there were many orchards in Côte Saint-Antoine garnering praise beyond its boundaries, significantly more land was dedicated to the cultivation of crops in the 1870s. In the eastern half of the study area, including concessions 615 to 622, crops were located north of the orchards above the côte road. The photograph in figure 24 of the fields above the Hurtubise farm, although taken in 1893, still shows the same land use as the Fortification Survey of 1871. The land at the eastern end of the study area was wooded toward the upper reaches of the summit, but below the côte road, the flat land was cultivated across the entire study area. The amount of land dedicated to cultivation

63. *La Patrie*, 6 octobre 1888, page 6.

64. Clarke, Adèle. *Old Montreal, John Clarke: His Adventures, Friends and Family*, Montréal (Québec): The Herald Publishing Company, 1906, page 15.



Figure 23

Robert Harvie, Farmer plowing in fields behind "Riverview" and the Hurtubise house, 1893, Harvie Album, Archives of the Westmount Historical Association.

responded to the topography; the flat land facilitated crops, while the slopes were better for orchards.

"Lands that yield good crops of wheat and corn may be expected to be good apple lands, if other conditions are right. Rolling, inclined, or somewhat elevated lands are generally considered to be most desirable. Their value lies in the better drainage of water and air."⁶⁵

The danger of frost is less on the elevated land, providing a better environment for the fruit trees, whose tender buds could otherwise suffer frost damage in Spring. Inversely, the drainage on the inclined areas prevents the use of that land for crops. The difficulty of plowing the steep slopes of Côte Saint-Antoine is another important factor. Thus, while the crops certainly became more diversified with time, the allocation of the land's agricultural use would have been largely the same from the early 1700s.

It was in the lower fields that another crop brought fame to the area in the latter 1800s and early 1900s. It was the musk, or mush, melon. Reportedly due to the perfect

65. Bailey, Liberty H. *Standard Cyclopedia of Horticulture*, Volume II, page 313.



Figure 24

Left: Robert Harvie, Décarie melon field, *circa* 1893, Archives of the Westmount Historical Association. *Right:* B.T. Décarie delivery wagon, date and provenance unknown. Copy print in the collection of Yves Décarie.

conditions of the area, it was a favourite both locally and farther afield, where it sold handsomely in the United States and Europe.⁶⁶ The Décarie family in particular were famous for their melons, which they grew not only in Côte Saint-Antoine, but also further west on other property in Côte Saint-Pierre.

What is extraordinary about the cultivation of Côte Saint-Antoine is not simply that the area produced abundantly good crops, thus providing revenue for the local cultivators, but that a long tradition of farming grew out of very humble beginnings. The Décarie family provides an excellent example of this. It is one that may be extended to many of the families of Côte Saint-Antoine – the Hurtubise, Prud'homme and Leduc families in particular. Upon the death in 1687 of the family patriarch, Jean Décarie dit Lehoux, an inventory was taken of his meagre possessions.⁶⁷ Listed among them were very rudimentary farm equipment, a plow, a cart and scythes. A small herd of cattle, some chickens and a goat were the few animals he possessed. With the knowledge that the early concessionaires were not farmers, but rather skilled tradesmen – in the case of Décarie, he was a stone mason – the success of their rural existence is all the more fascinating. But it was these very skills that carried the farms through the early decades

66. *Westmount Examiner*, November 18, 1999, page 22; *The Gazette*, Sept. 29, 1991, page 1 and page A6.

67. ANQ, inventory, Maugue, C., 02 06 1687. The inventory taken after the death of Jean Leduc was also consulted, refer to notarial contract of Rimbault, P., 14 05 1702. Both contracts have been provided, fully transcribed, in appendix 1.



Figure 25

Décarie orchard, "Le mouvement de l'immeuble et ses promoteurs : Westmount Annex, Jardins Décarie, Ave. Philipsville," *La Presse*, Samedi, le 2 décembre 1911, page 30.

when the land was still being cleared, and enabled the farmers to supplement their incomes by working in their original trade.⁶⁸

The *habitants* arrived from France with little or nothing, to find their lives in Ville-Marie very hard, especially during the periods of war with the Iroquois which almost resulted at one point in the loss of the tiny settlement. To have capitalized on the small farms allocated to them from the Sulpicians, and by slowly over the years acquiring and selling land to better their farms and fortunes, is a remarkable achievement. Subsequent generations continued, and improved upon, their ancestors' successes. The Décarie family and others went on to become extremely successful land owners, several acquiring land from the contrée Saint-Joseph across the width of the island into Côte Saint-Laurent.

In the late 1800s, when the farms and estates began to be broken up into individual lots for sale, one finds evidence of the lure of the countryside. In an advertisement in *La Presse*, the Décarie orchards were lauded as an ideal spot to build a future home.⁶⁹ Pictured in figure 25, the orchards were located on the first Décarie farm, between Vendome and Décarie, and between Sherbrooke and Côte Saint-Antoine. There were many such advertisements for land in the area. Progress and the loss of the rural traditions of several generations was evidently not a concern for those who offered the land for development, nor for those who purchased it. Instead, it was the cachet of this rural presence that attracted new residents to the area. The photograph taken by Robert Harvie in the 1890s (figure 26), showing the Harvie children, dwarfed by bundles of cornstalks, playing in a neighbouring field demonstrates the ideal of their country existence. The Harvie family were among the first to build a single-family dwelling on

68. In conversation with Alan Stewart, Montréal, April 2004.

69. *La Presse*, 2 décembre 1911, page 30.



Figure 26

Left: Robert Harvie, Cornfield, *circa* 1890s, Harvie Album, archives of the Westmount Historical Association. *Right:* Robert Harvie, Harvesting, *circa* 1890s, Harvie Album, archives of the Westmount Historical Association.

Metcalf Avenue (refer to figures 129–132), opening up the plateau in Côte Saint-Antoine in the 1860s to future residents. It was there that Robert Harvie documented the bucolic simplicity of the aging farms and the ordered contrast of the manicured gardens of the new homes erected among them.

Building from the land: the source of construction materials in Côte Saint-Antoine

The early land grants, as previously noted, required the concessionaires to build on their properties. In a typical contract dating to 1708, this obligation is specified as follows; "Et aussi que led preneur sera tenu promet Et soblige de batir sur lesd terres,"⁷⁰ Judging from the *aveu et dénombrement* of 1731, 90 percent of the concessionaires complied with the obligation. By that year, all but one concessionaire had built not only a dwelling, but also other necessary farm structures, such as barns and stables.⁷¹

The 1731 *aveu et dénombrement* records that there were still four wood houses in Côte Saint-Antoine among a total of nine residences.⁷² It is very likely that some of the stone dwellings recorded had replaced earlier timber houses. Alan Stewart confirms this is true for the Hurtubise residence, which was recorded as a wood structure in the *aveu et dénombrement* and later replaced in 1739 by the handsome stone house still extant today at the corner of Victoria Avenue and Côte Saint-Antoine Road.⁷³

In Beaupré & Michaud's architectural survey of Westmount, in reference to the early residences of the first settlers, and again, using the 1731 *aveu et dénombrement* as one of the determining factors, it is noted that :

"All the buildings erected at that time were of a rural type, i.e., housing, barn, cowshed, stable. In inventories, very early houses were finished in stone (seven out of ten [*sic*] in the 1731 Recognition and Census), a natural enough thing in view of the ease with which stone could be extracted from Mount Royal, of the traditional masonry skills of the Decaries and Leduc families and of the presence of a lime kiln which the Sulpicians leased to Joseph and Lambert Leduc."⁷⁴

70. ANQ, land grant to Louis Langevin dit LaCroix, Raimbault, P.15 09 1708, page 4. See transcription, Appendix 1.

71. Roy, Antoine. "Le recensement des gouvernements de Montréal et des Trois-Rivières," *Rapport de l'archiviste de la Province du Québec* (RAPQ), pages 87–88. The 1731 *aveu et dénombrement* records that it was Louis Langevin who was the sole concessionaire that had not complied with the obligation by that date.

72. *Ibid.*

73. Stewart, Alan and Robichaud, Léon. *Étude patrimoniale de la maison Hurtubise*, pages 44–47.

74. Beaupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Volume 1, page 19. The text quoted is from a translation of the original French report undertaken by the City of Westmount in 1988. The page reference is the same for both the French and English versions of the report. Note that there were only five of nine houses of stone counted in the *aveu et dénombrement* – the figures quoted in parentheses in the excerpted paragraph are incorrect.



Figure 27

George Seton, *The Priests' Farm*, watercolour, 1846–48, Royal Ontario Museum, Toronto. Reproduced from *Le Grand Séminaire de Montréal, 1840 – 1990*, page 19.

Of particular interest is the suggestion that stone was a natural choice of construction material due to its local availability. The source of building supplies and the extent to which the territory of Côte Saint-Antoine was self-sufficient in their provision is one of the questions that arises concerning the construction of the residential buildings and farm structures in Côte Saint-Antoine. Were the first inhabitants and subsequent residents able to build these structures using materials taken from their land or the immediate area, or did they bring in building supplies from elsewhere?

In the early notarial contracts, it is not uncommon to read the descriptive wording “de terre située dans la forêt” when references were made to the land around Mount Royal. By way of example, one can refer to a contract of 1703, for an exchange of land in the area of the mountain (Séminaire de Saint-Sulpice).⁷⁵ George Seton’s watercolour of Priests’ Farm, (figure 27) confirms that the upper reaches of the western summit of Côte Saint-Antoine were covered by a lush forest as late as the mid-1800s.

The first land grants permitted each concessionaire to cultivate the land, which included the supply of wood necessary for his own use. Indeed, the maintenance of a woodlot was extremely important to ensure a continued supply of firewood. In the series of land grants ceded in 1708 in Côte Saint-Antoine, one that typifies the rights and obligations required of the concessionaires was a contract with Paul Desroches which stipulated that the seigneurs reserved a portion of the concession to provide a supply of

75. ANQ, land exchange, Adhémar dit Saint-Martin, A., 30 12 1703.

wood for their use as well. The wording is as follows: "(. . .) Et les bois dont ils pourroient avoir besoin pour leurs batimens, et clotures sur toutes lesd terres sans En rien payer (. . .)." ⁷⁶ The contract notes that the seigneurs had the right to one arpent of "standing" wood, to be cut as thus advised." (*transl.*)

Whether the properties supplied each concessionaire with sufficient wood is likely answered by the hypothesis that in the early years it would have until the land was cleared for crops and orchards. The upper portion of the summit remained wooded, as it does to the present day. In a contract dating to 1736, Louis Prud'homme purchased wood from a supplier in Ile Perreau [*sic*] ⁷⁷ and in two contracts dating to 1739, he ordered supplies of cedar posts. ⁷⁸

The sites of two quarries are well documented on the Fortification Survey of 1871. Traces of the larger of the two are still evident today at the top of Stanton Street. There, a steep rock face is visible where the quarry was cut into the slope of the mountain. This location was the property of the Décarie family, notably Pierre Décarie, who purchased the land (with the assistance of his father Paul) in 1713. The second, smaller quarry was located in the north-west section of Côte Saint-Antoine on the grounds of the present-day Villa Maria, also originally a Décarie property. The dates of the quarries are not known, however it is likely that they began fairly early on. This hypothesis is based on notarial contracts which indicate that the Décaries were supplying lime for mortar in the



Figure 28

H.S. Sitwell, detail showing quarries north of the Côte Saint-Antoine road, *Fortification Survey*, model for colouring, 1871, Sheet V, Plan II, National Archives of Canada, Ottawa, NMC 004080.

76. ANQ, land grant to Paul Desroches, Raimbault, P., 12 12 1708, page 4. It should be noted that this contract is quoted as an example, and that the rights and obligations are identical or very similar to the other land grants for the area.

77. ANQ, marché de livraison, Lepailleur, F., 02 06 1736.

78. ANQ, marché de livraison, Danré de Blanz, L.-C., 17 11 1739 and 22 11 1739.

early 1700s. A contract dating to 1739,⁷⁹ in which René and Jean-Baptiste Décarie, brothers and residents of Côte Saint-Antoine, supplied master mason and building entrepreneur, Paul Tessier dit Lavigne, with a quantity – measured by the hogshead, or *barrique* – of “chaux de pierre Noir et bien cuite.” It is evident from the order that the Décarie brothers also had use of a lime kiln in which to bake the lime, a necessary step for use in making mortar. Historian J.-Bruno Harel notes that as early as 1699, the seigneurs of the Domaine de la Montagne leased a lime kiln to Joseph and Lambert Leduc. The kiln was primarily used for work at the fort, and several contracts with other residents of Côte Saint-Antoine, including Louis Décarie and René L'Écuyer, have been located dating as late as 1747.⁸⁰

The patriarch of the Décarie family, Jean Décarie dit Lehoux, was a stone mason by trade. His son Paul is described as a “laboureur” in notarial contracts. It is probable, judging by the size of the larger quarry, that it did provide stone for many of the residences built in Côte Saint-Antoine.

In the book entitled, *Building a House in New France*, author Peter Moogk notes that lime and sand (chaux et sable) “was the standard formula for mortar and roughcasting.” Sand was locally obtained along the banks of the many streams that ran through the area. The evidence of such a practice was captured by photographer T.P.G. Shaw in the 1880s, when he took a photograph (figure 29) of the streams where they converged near the Glen. The banks by that point had been severely scarred by the digging, and were then called the “Décarie sand pits.”

The sand pits are also evident on the Fortification Survey of 1871. They were cut into the western branches of the streams that fed into the Glen, and located just north of today's Glen Yards.

Nearby, also on the first Décarie property located in the present-day Canadian Pacific Railway Company rail yards, originally concessions 616 and 617D, was a brick field and brickworks. It is not known when the brick manufacturing operation began, but it is clearly indicated on Frederick Boxer's map of the city of Montréal dating to 1861⁸¹ and on the Fortification Survey of 1871 (refer to figure 30). Joseph Décarie (1843–1896) inherited the land (a portion measuring 4 arpents wide by 6 arpents long) and brickworks

79. ANQ, marché de livraison, Adhémar, J.-B., 14 01 1739. See transcription, Appendix 1.

80. Harel, J.-Bruno. “Le Domaine du Fort de la Montagne (1666 – 1860),” *Montréal : artisans, histoire, patrimoine*, page 30.

81. *Map of the City of Montreal Shewing the Victoria Bridge the Mountain and proposed Boulevard*, by Frederick N. Boxer, 1861, BNQ, G/3454 M65 1861 B68 CAR.



Figure 29

T.P.G. Shaw, Décarie sand pits in the Glen. View looking south from Western Avenue, 1889, McCord Museum of Canadian History, (MP 1671.11).

from his father Joseph (1814–1890) in 1870.⁸² At that time, the property had a one-storey wood dwelling partially covered in brick, a stable, a large shed (*hangar*) with brick oven, and “trois moulins complets à faire de la brique.” The contract states that “Sur lequel lopin de terre se trouve une Briqueterie actuellement en exploitation.” The *donation* stipulated that Joseph Décarie must continue to operate the brickworks in the same manner until such time that it was no longer of profit or advantage to him. The advertisement (figure 31) dating to 1893 confirms that he fulfilled the condition.

It was during the late 1860s and 1870s that a number of brick dwellings were built in Côte Saint-Antoine, including those on Mountain and Metcalfe Avenues. Alterations to a small number of masonry dwellings also appear at this time. Among those, Joseph Décarie’s residence at 3761 Vendome was built using brick on the side and rear façades. In 1870, the annex to the Hurtubise dwelling was constructed and the stone Claxton (former Décarie) dwelling at 5138 Côte Saint-Antoine Road was covered with brick at this time.⁸³

82. ANQ, donation, 16 02 1870, min. notarial #946, Décary, A.C.

83. These three dwellings have been analysed individually in chapters two and three.

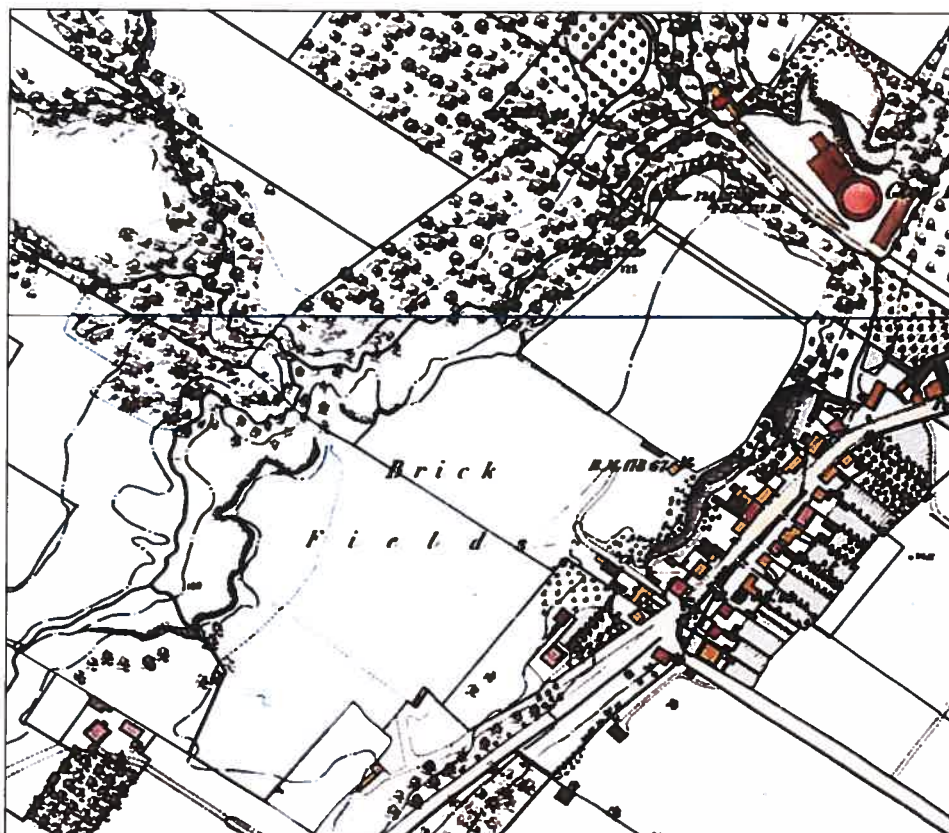


Figure 30

H.S. Sitwell, detail, showing Décarie brick fields and Glen Brickworks. The road south of the brickworks is the chemin de Lachine en haut; the village is Saint-Henri-des-Tanneries, *Fortification Survey*, model for colouring, 1871, Sheet V, Plans II (top section) and VI (bottom section), NAC, Ottawa, NMC 004080 and NMC 004083.

JOS. DECARIE,

Manufacturier de Briques,

COTEAU ST. PIERRE.

Donne avis aux entrepreneurs et aux intéressés qu'il tient toujours en
mains, une grande quantité de briques de différents patrons, telles que

Brique Carré, Brique en Bevel,

et plusieurs autres patrons que nous faisons sur demande.

Toutes commandes exécutées sous le plus court délai possible.

Figure 31

Advertisement, reproduced from *A Chronology of Montreal and of Canada from A.D. 1752 to A.D. 1893*, John Lovell & Son, 1893, page 259.

Nothing remains of these early building industries; the quarries, sand pits, brick fields, and kilns have all disappeared. Yet traces certainly remain both in the landscape and in the location of the present-day municipal sites. At the Glen, the municipality of Westmount located its industrial yards, where a large incinerator now stands on the site of the old kilns of the Décarie brickworks. At the quarries at the top of present-day Stanton Street, the municipality located their fire and police services. One can draw the conclusion that the sites were not attractive for residential development and thus, when they came up for sale in the late 1800s and early 1900s, the new Town of Côte Saint-Antoine found them suitable sites for municipal use.⁸⁴

The topography yielded excellent opportunities for diversified farming and for rural activities supporting the construction industry. It was this local prosperity, combined with an advantageous geographic position relative to the growing city, that would leave its mark on the local architecture, as we shall see in chapters two and three.

84. In 1874, the site that became the municipal yards was first the location of a proposed hotel project. Called the Selby Grange Hotel, the luxurious four-storey building was never constructed. A rendering of the hotel is found on a map by Joseph Rielle, entitled *Plan of Property belonging to Ephrem Hudon Jun^r situate at Cote St.Antoine, Municipality of Notre Dame de Grâce, Showing Environs*. Refer to figure 12. As the brickworks operated well past 1874, one may conclude that it was not desirable to build a grand hotel within such close proximity.

1.5 Division of the land

The seigneurial system was designed to encourage land development across the island, and it successfully accomplished this task. The land was divided into strips and measured in arpents. The properties most commonly had a ratio of 1:10 in size, and concessions averaged 3 arpents wide by 30 arpents long. In the area of study, the sizes varied depending on where in the côte the concession was located. For instance, the farms at the western end, including those at the start of Coteau St-Pierre, were 20 arpents long.⁸⁵ Along the Côte Saint-Antoine Road, the properties were often longer, averaging between 20 to 30 arpents long.⁸⁶ With the passage of time, several of the concessions were extended northward. The length of each property was influenced by the boundary limits of neighbouring Côte-des-Neiges to the north, and the fief St-Augustin and the rivière St-Pierre to the south. The concessions in those surrounding territories had been granted prior to Côte Saint-Antoine.

The land grants were identified numerically. The concessions under study were numbered from 615 at the Coteau St-Pierre end to 625 at the eastern end. Additionally, the southern properties running along the escarpment were designated the letter "D," while those along the côte road were designated "C," and those extended north of the côte properties were allocated a "(1)" or "(2)" for the first or second extension. The concessions have been identified in the maps provided in figures 32 to 35, on pages 54 and 55.

The first land grants were signed by Paul de Chomedey de Maisonneuve,⁸⁷ and these included the grant to Jeanne Mance in 1650, and later in 1660, which created the fief St-Augustin. Subsequent early contracts, those dating from the 1670s to 1690s, were signed by François Dollier de Casson,⁸⁸ and included land granted to *habitants*, Jean Décarie, Simon Guillory, Claude Rimbault, and Jean Hurtubise, amongst others.⁸⁹ From the turn

85. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, pages 107, 109, 111 and 112. The first concessions, numbered 615D, 616D, 617D and 618D, were all 20 arpents in length. Refer also to Table 1, in Appendix I.

86. *Ibid*, pages 106 – 121.

87. Paul de Chomedey de Maisonneuve left *Nouvelle-France* in 1665. It was shortly before, in 1663, that the Séminaire de Saint-Sulpice was ceded the seigneurie of Montréal.

88. The Sulpician priest, François Dollier de Casson (1636–1701), arrived in Ville-Marie in 1666 and became a Superior in 1670.

89. ANQ, land grants, Adhémar, A., 12.07.1695, 04.12.1699; Adhémar dit Saint-Martin, A., 30.04.1698; Maugue, C., 20.04.1687, 16.01.1683; Basset, B., 18.02.1672. These contracts were randomly selected from the time period of 1670 to 1699. See transcriptions, Appendix 1.

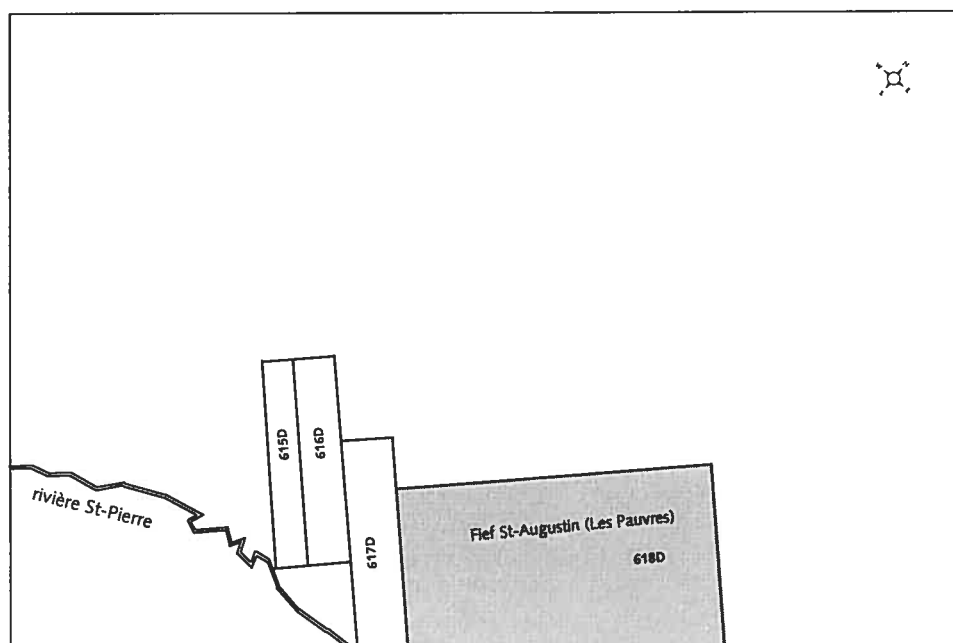


Figure 32
Janet MacKinnon, Land grants ceded by 1675.

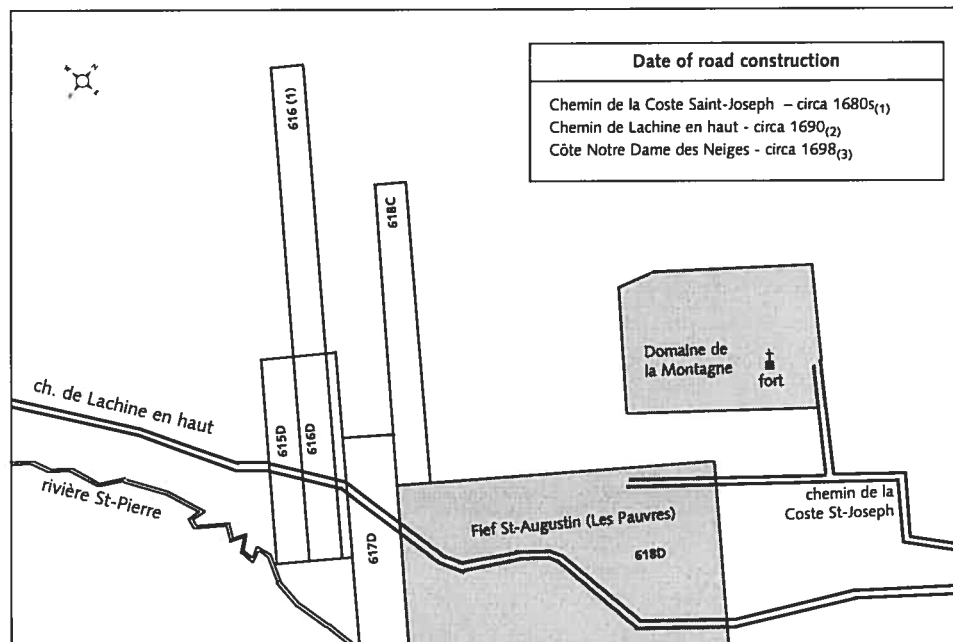


Figure 33
Janet MacKinnon, Land grants ceded by 1690.
NB. Concession 616D was sub-divided by this date, portioning off a new 1-arpent strip.

Sources:

1. Stewart, Alan and Robichaud, Léon. *Étude patrimoniale de la maison Hurtubise*, page 13.
2. ANQ, 03 05 1690, Adhémar dit St-Martin, A.
3. ANQ, 03 07 1698, Mauge, C., and accompanying map, C.A. 601/9/1.

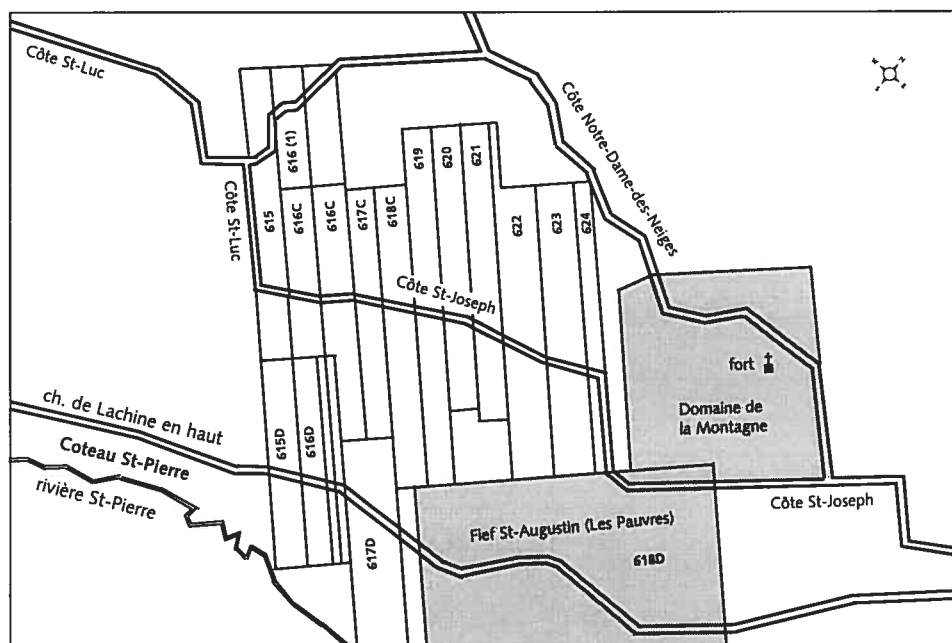


Figure 34

Janet MacKinnon, Land grants ceded by 1708.

NB. The concessions of neighbouring côtes are not included.

Concession 616D was further sub-divided by this date.

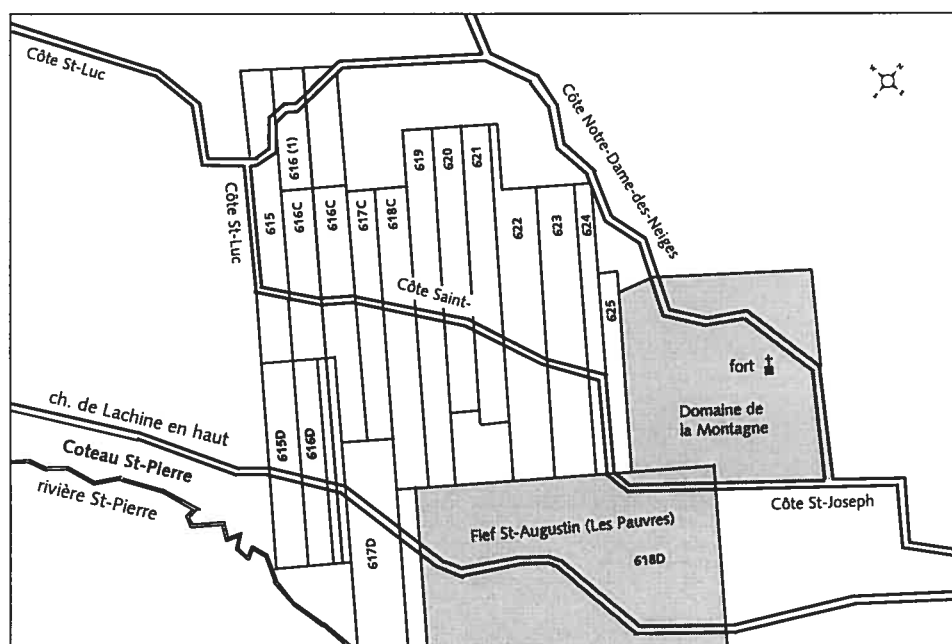


Figure 35

Janet MacKinnon, Land grants ceded by 1713.

NB. The concessions of neighbouring côtes are not included.

of the 18th century, the remaining land grants allocated in the côte were signed by Sulpician priest François Vachon de Belmont.⁹⁰

When the properties began to change hands, the Sulpicians did not intervene in the transactions. All contracts for concession sales and leases were prepared by notaries directly engaged by the parties involved with the sale and purchase.⁹¹ However, the same rights and obligations, including the rents owed to the Sulpicians, were transferred to the new owner. Concessionaires had the right to pass along, or “donate,” their concessions to their heirs. The concept of ownership of a concession was two-fold as historian Allan Greer notes:

“The whole notion that a portion of earth’s surface can be owned in the same sense that a shirt or a tool can be owned is a culturally sanctioned fiction established in law. One does not own the land because someone has made it, or bought it from someone who made it. Landowners cannot take their property with them from place to place. They own it instead by a legal convention which pretends that land is like a truly personal possession. And nothing illustrates this point better than the situation of the seigneurs of New France. Owning a seigneurie did not entail owning the soil within its boundaries: what was owned was a bundle of specific and limited rights over productive activity within that territory. (. . .) Who, then, should we regard as the owner of Pierre and Marie’s farm: the habitant family who reaped its harvest and who could sell it or pass it on to their children if they wished? Or the Sulpician order who collected rent and who reserved the right to cut timber or build a mill there? The answer is that under seigneurial tenure, both parties were owners, but neither was a proprietor in the complete and absolute sense. Instead, the attributes of ownership were divided.”⁹²

Women in *Nouvelle-France* (and subsequently, the province of Lower Canada) were equal in the eyes of the law with regard to immovable property even as far back as the 17th century. Women were able to inherit land and buildings, and indeed, within the period of this study, there were many occasions when wives and daughters were the

90. Belmont had signed all the original land grants in the côte after Dollier de Casson, whom he succeeded as Superior in 1701. Refer to contracts for concessions numbered from 619 to 624 dating to 1708, and the first lease of concession 625 dating to 1713 (see note 7).

91. This conclusion was drawn from a broad survey of the contracts relating to Côte Saint-Antoine. By way of example, refer to the following: Raimbault, P., 09.03.1710; Le Paillieur de Laferté, 16.08.1726. An exception is found with the lease of concession 625 to Antoine Baudria negotiated by the Sulpicians directly, the contract for which is provided, fully transcribed, in appendix 1. Refer to Raimbault, P. 23.07.1713.

92. Greer, Allan. *The People of New France*, pages 39 – 40.

heirs. Under the matrimonial regime of community property, a widow received one half of the community assets.⁹³ However, with the death of the widow, it appears most common that sons inherited the land, any dwellings and household effects, and livestock and farm equipment. Generally it was ensured that any property was divided equally among them, or on occasion, favour was made to the oldest or youngest surviving son. The daughters most often received financial compensation, sometimes equal in value to their brothers' inheritance. For instance, in the deed of donation of Joseph Décarie (1814–1890), he divides his land between his two sons; his daughters and the descendants of his deceased daughters inherited funds.⁹⁴

When Marie-Anne Décarie (1779–1859) inherited concession 623 from her father Jean-Louis Décarie (1736–1812) in 1801, she was his sole heir. However, subsequent notarial documents refer to her husband Toussaint Décarie as the owner of the land.⁹⁵ At that time, the husband administered all community property, as well as his wife's inheritance.

The seigneurial system remained in place for just over two hundred years. Residents of Montréal had the right to commute their land to freehold from 1840, although in the rest of Québec the seigneurial system was dismantled beginning in 1854. In *A History of Canadian Architecture*, Harold Kalman noted that the "residents of nineteenth-century Québec increasingly resented the seigneurial system. It was viewed as favouring the privileged classes and interfering with economic development."⁹⁶

How did this event shape the development of Côte Saint-Antoine? A number of the concessions returned to the status of *franc aleu*, or freehold, in the early 1840s. In figure 36, a map prepared for the *Livre terrier*, the freehold properties are clearly indicated by the letters "FA."⁹⁷ From a survey of the *Livre terrier*, it appears that the first property in

93. Refer to notarial contracts listed in appendix 1. The inventories and inheritances are listed separately; the brief summaries provide an idea of the frequency with which women inherited property. Of the contracts that have been transcribed, refer to: ANQ, 02 06 1687, Maugue, C., in which Michelle Artus, widow of Jean Décarie dit Lehoux, is the heir to her husband's estate. A later example is found with a deed of donation made by Ann Waldorf, widow of Simon Clarke, to her daughter, Elisabeth Clarke, ANQ, 30 10 1843, Labadie, J.A.

94. ANQ, deed of donation, 16 02 1870, Décary, A.C.

95. ANQ, title deed, 28 03 1801, Chaboillez, L. A *reconnaissance* by Toussaint Décarie refers to the title of the land as "la dite terre audt Sr Toussaint Descarris comme héritier par sa femme Marie Anne Descarris fille unique du dit feu Jean Louis Descarris," ANQ, 31 12 1856, Lacombe, P., pg. 4.

96. Kalman, Harold. *A History of Canadian Architecture*, Volume 1, page 39.

97. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, boîte #8. Anonymous, the map of concessions of Côte Saint-Antoine was drawn after 1845.

Côte Saint-Antoine commuted to freehold was concession 619 on April 11, 1842.⁹⁸ The property was then in the possession of John Fisher. Other concessions followed in random order throughout a period of over thirty years. Certainly, there had been a nominal amount of land commuted from the 1840s, but the most notable increase came in the 1860s with the start of the division of the easternmost farms into smaller lots and the construction of two new roads, Rosemount and Mountain. The type of lots, developed solely for the construction of single-family dwellings, were not farmed as they had been traditionally. However, given the small size of Côte Saint-Antoine, the commuting of the land did not affect any developmental change in practical terms.

Another direct influence of the concessions on the landscape is the manner in which today's urban grid was developed. Its orientation translates directly to the layout of the first concessions and their original boundaries, between which many of the streets were laid. Some roads were created by land owners through their properties, as was the case with Victoria Avenue (refer to figure 12), opened by Ephrem Hudon Junior in 1874.

Of subsequent effect were the roads that were originally the driveways to the villas of the early 1800s, often sweeping circular drives providing grand entrances to the properties. The paths of several have been retained in today's Forden Avenue and Crescent, Rosemount Crescent, Severn Avenue and Ramsey Road. These were the only roads constructed that deviated from the orthogonal grid.

In order to understand how the farms fitted with today's street plan, architects Beaupré Michaud created the overlay map of figure 37.

98. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, pages 114. The *Livre terrier* is very difficult to read, as much of the information is jumbled, with some entries illegible. From what I was able to discern, the earliest date appears to be 1842, however further research may indeed locate an earlier date. Refer also to: ANQ, commutation, 11 04 1842, Lacombe. P.

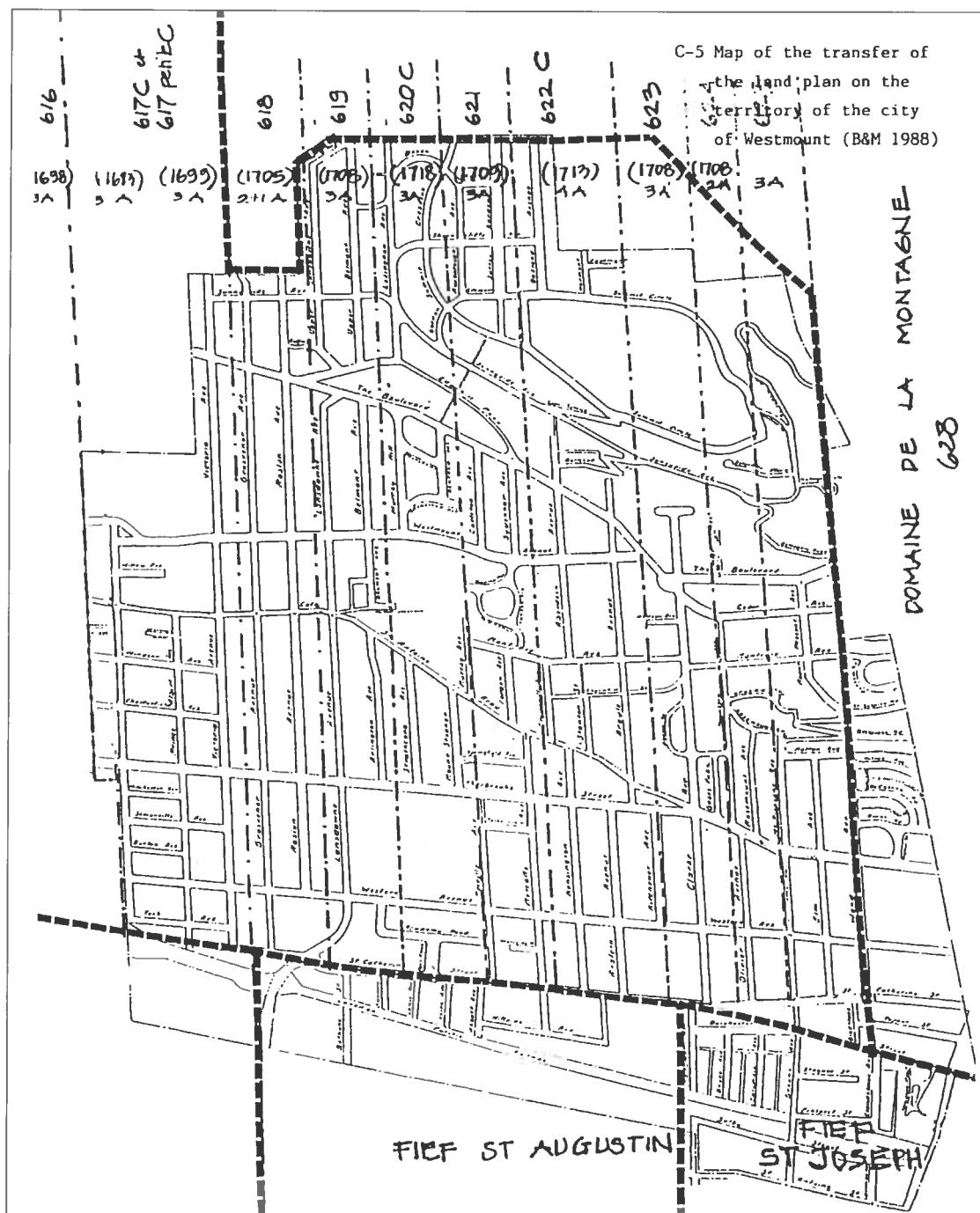


Figure 37

Beaupré Michaud architectes, Map of the transfer of the land plan on the territory of the city of Westmount, 1988.

1.6 The early farmers

Who were the original farmers and subsequent residents of Côte Saint-Antoine? As the côte was one of the smaller ones on the island with just thirteen original concessions, its size permits a detailed exploration of the early farmers.

On Marcel Trudel's map entitled, *Montréal, les terres de juin 1663*,⁹⁹ it is possible to locate several of the *habitants* who later received land grants in Côte Saint-Antoine. This map provides the names of the farmers and the location of the farms ceded around Ville-Marie. Included are Jean Décarie dit Lehoux, Marin Hurtubise, Jean Leduc, Louis Prud'homme, Jean Desroches, and Honoré Dasny. Of the thirteen concessions created in Côte Saint-Antoine, six were granted to *habitants* who had previously been neighbours in the Contrée St-Joseph. These *habitants* are highlighted in figure 38.

Many of Côte Saint-Antoine's first farmers were some of Ville-Marie's first inhabitants or were the first generation born in *Nouvelle-France* to the original, or *ancien*, *habitants*. The early social history of the area is worthy of further study, for its farmers and inhabitants, including Jeanne Mance, co-founder of Ville-Marie, played instrumental roles in the development of Montréal. The area's successful land owners, notably the Décarie and Prud'homme families, fostered many descendants active in public service. Indeed, it was Senator Eustache Prud'homme, (a member of Canada's Senate from 1867), who became the first mayor of the newly created Village de Notre Dame de Grâce in 1874.

A summarized history of the land grants and owners of each concession has been provided in Table 1, in Appendix I. This history was based on the *Livre terrier de la Seigneurie de l'Île de Montréal*. It was expanded or supported by the *aveu et dénombrement* of 1731 and in some instances, with data from notarial contracts. The table provides an accurate account of the first concessionaire, and a selected sequence of subsequent owners up to the property's commutation, or to 1874 (space permitting). It does not include the division of land into single-dwelling lots. The table does not purport to provide every proprietor and land transaction, but rather provides a broad overview of the land ownership. The number of land transactions were too numerous to include all of them (and many remain unknown) in this format, and additionally, some of the entries in the *Livre terrier* are not legible.

99. Trudel, Marcel. *Le Terrier du Saint-Laurent en 1663*, map inserted after page 414.



Figure 38

Marcel Trudel, *Montréal, les terres de juin 1663*, 1973, published in *Le Terrier du Saint-Laurent en 1663*. Farms highlighted in rose belonged to owners who later settled in Côte Saint-Antoine.

The table aids in providing selected titles to each property, demonstrating the duration of family ownership and sales to new residents of the côte. As the research into the early dwellings built in Côte Saint-Antoine relied heavily on the knowledge of who the property owners were, the table became an extremely useful tool in locating the dwellings, attributing the builder and establishing the architectural history through subsequent owners.

While it is not possible within the context of this thesis to devote further research to individual family histories, the genealogies of many of the local *habitants* are provided in Appendix IV.

In conclusion, the area that came to be called Côte Saint-Antoine evolved as a rural community over some 175 years (within the study period). It was created around the turn of the 17th century by Gédéon de Catalogne, the King's engineer, as part of a larger, interdependent network of côte roads. While Côte Saint-Antoine represented a territorial unit, more or less distinct, it functioned as an integral part of the greater network created as a means to populate the island. The settlement of Côte Saint-Antoine was integrated within the network from the start, as seen with the migration of farmers from the neighbouring areas. Indeed, in the early years of Côte Saint-Antoine's history, it bore the name of Côte Saint-Joseph (Côte Saint-Antoine Road was an extension of the chemin de la Côte Saint-Joseph) and alternately, petite Coteau Saint-Pierre, the latter after Coteau Saint-Pierre which neighboured immediately to the west.

The territorial limits of Côte Saint-Antoine were bound by the neighbouring côtes. These, in turn, were determined by the geography of the area, bound by the rivière Saint-Pierre and the fief Saint-Augustin (also bound by the river) to the south, the summit to the north, the Domaine de la Montagne to the east and Coteau Saint-Pierre to the west (the latter positioned above the Lac Saint-Pierre). The area's topography shaped the development of the community throughout its history. Enjoying the protection of the mountain and a micro-climate that favoured a broad range of crops and fruit trees, Côte Saint-Antoine was a productive rural area for more than two centuries. With the onset of the 1800s, it was the picturesque countryside of Côte Saint-Antoine that attracted newcomers to the area. The introduction of the villa estates and summer cottages, and later single-family homes nestled between the farms, gradually altered the landscape over the 19th century.

Chapter 2

Rural Domestic Architecture: 1675 – 1800

2.1 Defining the research parameters

An examination of the rural dwellings built in the study area between the period of 1675 and 1874 is the focus of chapters 2 and 3. Fine examples attesting to the rich variety of domestic architecture remain extant today, and of those, a few date to the early 1700s. From photographs taken in the late 1800s it is possible to obtain an idea of the character of the architectural landscape that existed for the prior century, a rural community that had changed little during that time. Yet, with the urbanization of the twentieth century, the area once known as Côte Saint-Antoine evolved into a residential district in central Montréal, and in the process, much of the history of the cultural landscape and early architecture was forgotten. It is the evidence of that past that the research sets out to reclaim.

The elements of the study are broken down into the following distinct areas:

Recorded Structures: The number and type of structures constructed prior to 1874 will be examined, using three key documents as sources: the *aveu et dénombrement* of 1731; the *aveu et dénombrement* of 1781 and the Fortification Survey of 1871. Two of these documents recorded not only what had been constructed, but also the materials used (i.e., stone or wood), providing reliable tools on which to base further study.

Rural Domestic Architecture: Once what had been built in the area is established, the research will focus on determining the construction dates, the names of the original owners, and an architectural profile of the building styles, including both extant and demolished dwellings. The dwellings are categorized by period and style.

1. Early Domestic Architecture (1675–1800): For the dwellings built prior to 1800, the key sources for this primary research are the notarial contracts and deeds, photographic records, and maps. For the few extant cases, site visits were made.

2. The New Builders (1800–1874): For the dwellings built between 1800 and 1874, notarial contracts and deeds, published histories, photographs, architectural plans and site visits are the key data sources.

For the early centuries, the number of dwellings built in the study area were few, thus permitting in-depth study of individual residences. The 1800s saw an increase in the number of dwellings constructed, and for this later period, selected dwellings representing the various building types and design styles will be studied to obtain an understanding of the area's domestic architecture.

2.2 Recorded Structures

From the data collected in the *aveu et dénombrement* of 1731 and 1781, together with the Fortification Survey of 1871, it is possible to obtain an idea of the growth and development of the built environment of Côte Saint-Antoine.

Aveu et dénombrement of 1731

One trend that is immediately apparent is the slower development of the concessions in the western half of the area, including the Décarie land at the eastern end of Côte Saint-Pierre. This is revealed by the higher number of stone residences on the eastern-most farms in comparison to wood dwellings on the farms in the west. What is striking is that the properties with wood residences were all acquired earlier between 1675 and 1699, including concessions numbered 615 to 618 belonging to the Décarie, Hurtubise, and Leduc families. The properties with stone residences, including concessions numbered 619 to 625, were all granted between 1708 and 1713. What does this reveal? Certainly, the older properties were developed sooner and the residences built there were done so in traditional early materials and styles, most likely employing *colombage* and *pièce-sur-pièce* techniques. One must also surmise that these early residences were durable and suitable enough for the family's use to enable their owners to maintain them well into the 1730s and beyond.

Aveu et dénombrement of 1781

The *aveu et dénombrement* of 1781 does not distinguish between masonry or wood dwellings for Côte Saint-Antoine. In other parts of the island, houses were either recorded as "maison" or "maison en pierres." For the Côte Saint-Antoine/Coteau Saint-Pierre area, no such description of materials was made. In the vicinity of Côte Saint-Antoine only one wood dwelling was noted, which was on the property of the "religieuses," the fief Saint-Augustin.¹

Was there no distinction made between the type of dwellings by omission or does the *aveu et dénombrement* accurately reflect the fact that all the dwellings were of the same material? The lack of such detail from one area and not another may have been due to different record takers in each sector (this source, in general, is notably thinner on

1. Perrault, Claude. *Montreal en 1781*, page 231. The entry reads; "(. . .) avec une Maison et une Grange en Pierres Six Arpents de Prairie une autre Maison en bois et un Verger (. . .)."

detail). However, it is highly plausible that no wood dwellings remained by 1781, having all been replaced by masonry ones. Certainly the three families that owned the concessions numbered from 615 to 618 which had wood dwellings in 1731 – the Décarie, Hurtubise and Leduc families – had each built stone dwellings. Thus, it is probable that the twelve dwellings recorded in 1781 were all masonry.

The *aveu et dénombrement* indicates another important trend as well. The number of dwellings did not see an increase in the fifty years between the 1731 and 1781, and the family names recorded for each concession remained the same. Only one exception is found for concession 621, which was no longer in the possession of Louis Lacroix at the time of the 1781 *aveu et dénombrement*.

Montréal in 1825

The census of 1825 provides an accurate record of the inhabitants of the côte, providing for the first time a breakdown by age, gender and marriage status. The population of Côte Saint-Antoine in 1825 was 145.

The census does not record details of the buildings in the area *per se*, as the census of 1731 does. It does, however, provide an aggregate number of inhabited dwellings. In Côte Saint-Antoine, there were twenty-one “maisons inhabitées,” one house “fermée,” and none were under construction. The total number of dwellings recorded was twenty-two.²

Fortification Survey of 1871

The eastern portion of Côte Saint-Antoine closest to the city was subject to more aggressive development trends as confirmed in the Fortification Survey of 1871. It is there again that one finds increased construction, while the western portion remained largely unchanged and in the hands of the original families. Of the thirty-five residences recorded in the area, the majority – a total of twenty-seven – were found on the properties originally numbered as concessions 619 to 625. The older properties, concessions numbered 615 to 618, maintained their rural use and supported only two dwellings per property.

2. Perrault, C. *Montréal en 1825*, Paroisse Ste-Marie ou de Montréal, 4^{me} Division, 1. Côte St Antoine, page 162. Note that as the figures are not broken down by concession, it is not possible to include the Décarie land at the eastern end of Coteau Saint-Pierre, namely concession 615.

Table 3: Data from the *aveu et dénombrement* of 1731

In the sixth côte named Saint-Antoine or Little Côte Saint-Pierre, in starting with the north-east and going up to the south-west are the following habitants:						
Concession number	<i>Preneur</i> *		Residence		Stable	Barn
			Stone	Wood		
Concession 625	Bodria	3 x 20	X		X	X
Concession 624	René Lecuier	2 x 30	X		X	X
Concession 622/623	Louis Decary	7 x 25	X		X	X
Concession 621	Louis Lacroix	3 x 20				X
Concession 620	Joseph Leduc	3 x 20	X		X	X
Concession 619	François Prud'homme	3 x 30	X		X	X
Concession 618C	Lambert Leduc sons	3 x 29		X	X	X
Concession 617C	Pierre et Jean Hurtebise	3 x 29		X	X	X
Concession 616 (1)	Louis Decary	3 x 30		X	X	X
Concession 616 (2)	Michel Decary	2 x 30 1 x 60		X	X	X
Totals			5	4	9	10

In the second côte named Saint-Pierre, (note that this is an excerpt, and refers only to the eastern Décarie properties):					
Concession number	Preneur*	Residence		Stable	Barn
		Stone	Wood		
Concession 615	Joseph Decary joins Cauchois		X	X	X
Concession 615	Widow Decary		X	X	X
Totals			2	2	2

* The spelling of names reflects the manner in which they were recorded on the *aveu et dénombrement*.

Table 4: Data from the *aveu et dénombrement* of 1781

Au bout de nord-ouest des Terres et fiefs ci-dessus est la Côte St. Antoine qui vient à finir aux faubourg St. Joseph dans ladite Côte sont les Etablissements ci après, Scavoir, en Commençant à l'Extrémité de la dite Côte et revenant vers la Ville :					
Concession number	<i>Preneur</i> *		House	Stable	Barn
Concession 625	Antoine Baudrias	3 x 20	X	X	X
Concession 624	Jacques Lecuyer	2 x 30	X	X	X
Concession 622/623	Louis Decarris hiers	4 x 28	X	X	X
Concession 621	Collège de Montréal**	3 x 30			
Concession 620	Philippe Leduc	3 x 30	X	X	X
Concession 619	François Prud'homme	3 x 30	X	X	X
Concession 618C	Lambert Leduc	3 x 20	X	X	X
Concession 617C	Jean Heurteubise	3 x 20	X	X	X
Concession 616 (1)	Joseph & Nicolas Decarris	2 x 10	X	X	X
Concession 616 (2)	Nicolas Decary	? x ??	X	X	X
Totals			9	9	9

Du coté du Nord-Ouest du Lac St Pierre est une autre habitation nommé le Coteau St Pierre, (note that this is an excerpt, and refers only to the eastern Décarie properties):					
Concession number	<i>Preneur</i> *		Residence	Stable	Barn
Concession 615 and extensions	Les heritiers Descarris	4 x 40 2 x 20 6 x 10	2	1	3
Totals			2	1	3

* The spelling of names reflects the manner in which they were recorded.

** The Collège de Montréal is listed as *preneur*. The property was then under trusteeship, with Jean-Baptiste Chicoisneau, a *prêtre de St-Sulpice* from the Collège acting as the *curateur*.

Table 5: Data from the Fortification Survey of 1871

Côte Saint-Antoine, as recorded in Sheet V, Plans I, II, and VI, and Sheet III, Plan XIV Model for colouring (indicating type of structure)				
Concession number *	Residence		Outbuildings	Other
	Stone	Wood		
Concession 625	1		4	1 toll gate
Concession 624	9		9	
Concession 623	9	2	8	
Concession 622	4	2	11	
Concession 621	7		11	
Concession 620	3		4	
Concession 619	4		5	
Concession 618	1		2	3 brick kiln/factory
Concession 617	2		6	
Concession 616	3		5	13 Villa Maria bldgs
Totals	43	4	65**	17

Portion of Coteau Saint-Pierre, as recorded in Sheet V, Plans I and V Model for colouring (indicating type of structure)				
Concession number *	Residence		Outbuildings	Other
	Stone	Wood		
Concession 615	4	1	5	
Totals	4	1	5**	

* The concession numbers are identified as originally allocated, and later extensions are included. Subsequent divisions (i.e. when a portion of the concession was sold off) are included on the original concession number, rather than on separately identified concessions or lots. The property that was originally identified as the fief Saint-Augustin is not included.

** The number of outbuildings is approximate. The nature of their construction, sometimes clustered, leaning to or attached to one another, in addition to the small size of sheds, makes it difficult in some cases to determine exactly what existed.

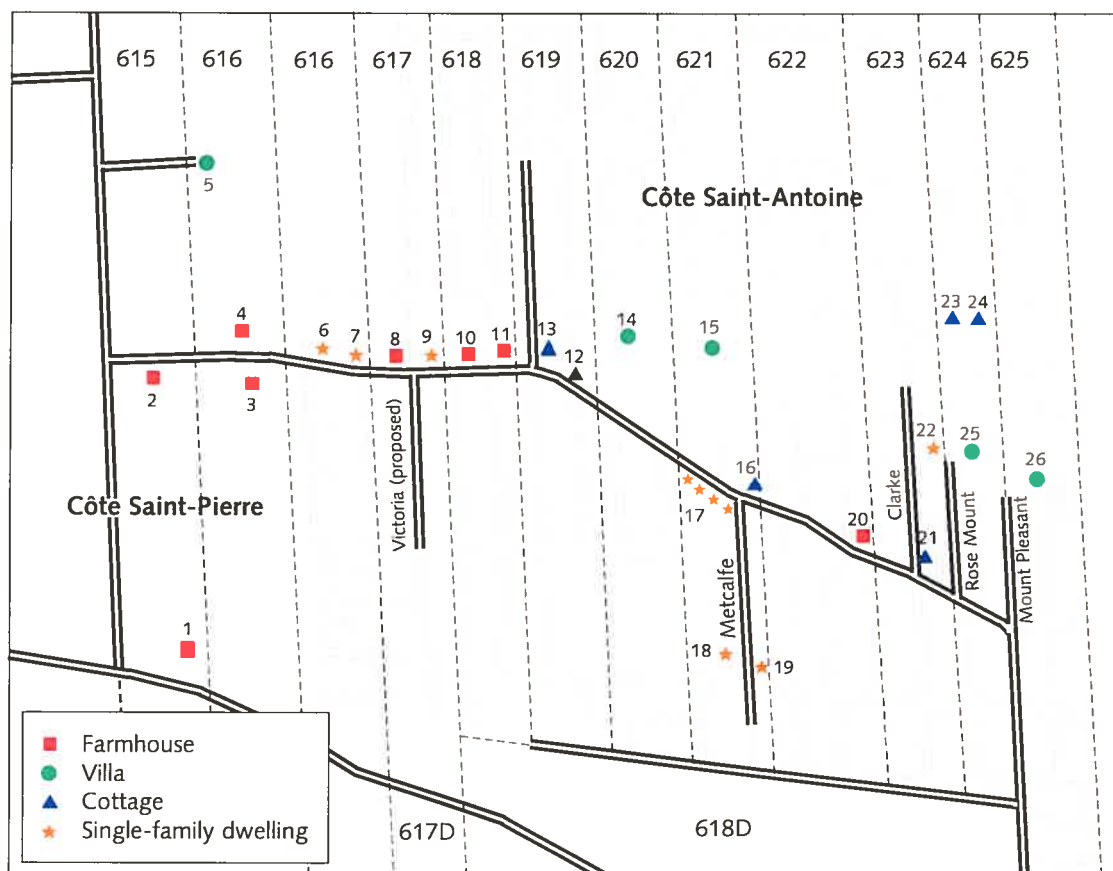


Figure 39

Janet MacKinnon. Location of selected* dwellings constructed in the study area before 1874, showing concessions overlaid on today's street map of Westmount (roughly the area of Côte Saint-Antoine).

- | | |
|---|---|
| 1. Ancestral Décarie dwelling (demolished) | 14. West Mount (demolished) |
| 2. Unknown Décarie dwelling (demolished) | 15. Forden (demolished) |
| 3. Claxton dwelling (extant) | 16. Hays Cottage (demolished) |
| 4. Joseph Décarie dwelling (extant) | 17. Metcalfe Terrace (two extant, two demolished) |
| 5. Monklands (extant, now Villa Maria) | 18. Hazelhead (extant) |
| 6. Maison Isabella Nicol (extant) | 19. Harvie residence (demolished) |
| 7. Congrég. de Notre-Dame dwelling (extant) | 20. Fish (Décarie) dwelling (extant) |
| 8. Hurtubise dwelling (extant) | 21. Simon Clarke Cottage (demolished) |
| 9. Riverview (extant) | 22. Daniel Wilson House (extant) |
| 10. Phillips' (Lambert Leduc) dwelling (demolished) | 23. Clarevue cottage (demolished) |
| 11. Saint-Germain cottage (demolished) | 24. Braemar cottage (extant) |
| 12. Braeside Cottage (demolished) | 25. Rose Mount (demolished) |
| 13. Elm Cottage (demolished) | 26. Mount Pleasant (demolished) |

* Only the dwellings examined individually in this study were selected for inclusion (with the exception of #2, a Décarie dwelling).

2.3 Development Trends from the 1670s into the 19th Century

It is evident from the *aveu et dénombrement* of 1731 and 1781 that the development during the 18th century was slow. The number of houses recorded in the côte did not increase and the stability of the farms and families over the fifty-year period is well demonstrated. In Côte Saint-Antoine, judging from the dates of the land grants and records of the various habitants' residences elsewhere, it is probable that no dwellings were constructed prior to the 1700s (the neighbouring fief Saint-Augustin being an exception).

The pace of the development of Côte Saint-Antoine parallels that of Montréal. The latter's population was about 4,000 in 1750, and by 1800, that figure rose to 9,000. Thus it slightly more than doubled in those fifty years. However, between 1800 and 1825, the population would increase by 150%, and by 1840, it would double again. The slow development of Côte Saint-Antoine prior to 1800 reflects the slow demographic development generally; the subsequent influx of new residents to the côte also reflects Montréal's rapid expansion after 1800.³

In order to determine what was built in Côte Saint-Antoine in the early 1700s and what comprised the average farm, the *aveu et dénombrement* of 1731 provides a good indication. It was the earliest and most informative record taken of the area, providing the family names, the amount of the land in their possession, and the type and number of buildings on the property. According to the *aveu et dénombrement* of 1731, half of the residents in the côte had already built stone residences, and all the farms but one had stables and barns. This is a testament to the local prosperity of Côte Saint-Antoine.

When compared to the average farm on the island of Montréal, the farms in Côte Saint-Antoine were well developed and affluent. Using the notarial contracts and records in Montréal, historian Louise Dechêne was able to ascertain the typical configuration of the first farms and structures in the island's rural areas:

"Jusqu'au début du XVIII^e siècle, il n'y a dans les côtes que de petites maisons en bois, non subdivisées, pas très solides. Ce sont des assemblages très simples de pièces embouvetées aux encoignures, bousillées dans les joints, surélevées par 4 solives qui isolent le plancher. Elles se démontent facilement et un habitant qui vend sa terre peut « traîner » sa maison ailleurs, quitte à refaire la cheminée de torchis. Encore en 1731, 93 % des maisons dans les paroisses rurales répondent à peu près à cette description. Mais dans la banlieue, nous comptons déjà un quart de maisons en pierres et un style canadien

3. My thanks to Alan Stewart for providing these comparative figures.

d'architecture durable commence à se répandre. Dans les débuts, il ne semble pas y avoir d'uniformité dans la disposition des bâtiments. L'étable et la grange sont parfois contiguës, parfois séparées, isolées ou accolées à la maison. La première est souvent la cabane de pieux du colon, convertie en abri pour le bétail. La présence d'une grange signale déjà un degré d'aisance supérieur à la moyenne. C'est une très grande construction, jusqu'à 50 pieds de longueur, qui renferme l'aire à battre et le fourrage de l'hiver. De même le passage du toit de chaume, le plus répandu sur ces bâtiments, au toit en planches et la multiplication des dépendances, laiterie, porcherie, poulailler, n'ont lieu qu'au terme d'une très lente progression et, pendant toute la période que nous avons observée, ne touchent qu'une minorité de paysans. La glacière, une innovation qui frappe les visiteurs, n'apparaît nulle part dans les campagnes avant le milieu du XVIII^e siècle."⁴

On the typical Côte Saint-Antoine farmstead, the type of buildings constructed responded directly to the prosperity and practical needs of the working farm. It was essential to erect a basic dwelling, a barn and stable, followed by a number of smaller sheds and animal pens. By 1731, every concession in Côte Saint-Antoine had a barn, all but one had a stable. These buildings were generally assembled closely to one another, the dwelling near the main road, with the barn and outbuildings clustered around a yard behind. Occasionally, a barn was located in a field neighbouring the farm yard. Also in proximity to the farm yard were the kitchen gardens and orchards.

Figure 41 provides a layout of a typical farmstead in Côte Saint-Antoine in the mid 1700s. At that point, most of the dwellings were of stone, with wood barns, stables and outbuildings. At the time of the Fortification Survey of 1871, only one of the 18th-century farms in Côte Saint-Antoine had a stone barn. This belonged to the Décarie family, and was located on the oldest farm in the côte, concession 615D. The location of the farm buildings was integral to the landscape. These buildings were often positioned to protect the farms from prevailing northeast winds. Taking advantage of the splendid views afforded the farms on the slopes of the mountain or above the escarpment was not a governing factor, rather it was the farmstead's proximity to the road that was essential.

Also important in terms of the farm landscape was the location of the cultivated land, the wooded areas and access to water. Generally, the crops and pasture were rotated on a varying basis.⁵ The few cattle would have the available pasture within the entire range of the farm. In Côte Saint-Antoine, there were many streams that ran down

4. Dechêne, Louise. *Habitants et marchands de Montréal au XVII^e siècle*, pages 322-323.

5. Waywell, Jennifer. *Farm Leases and Agriculture on the Island of Montreal, 1780 – 1820*, Masters Thesis, Montréal (Québec): McGill University, September 1989, pages 149–153.

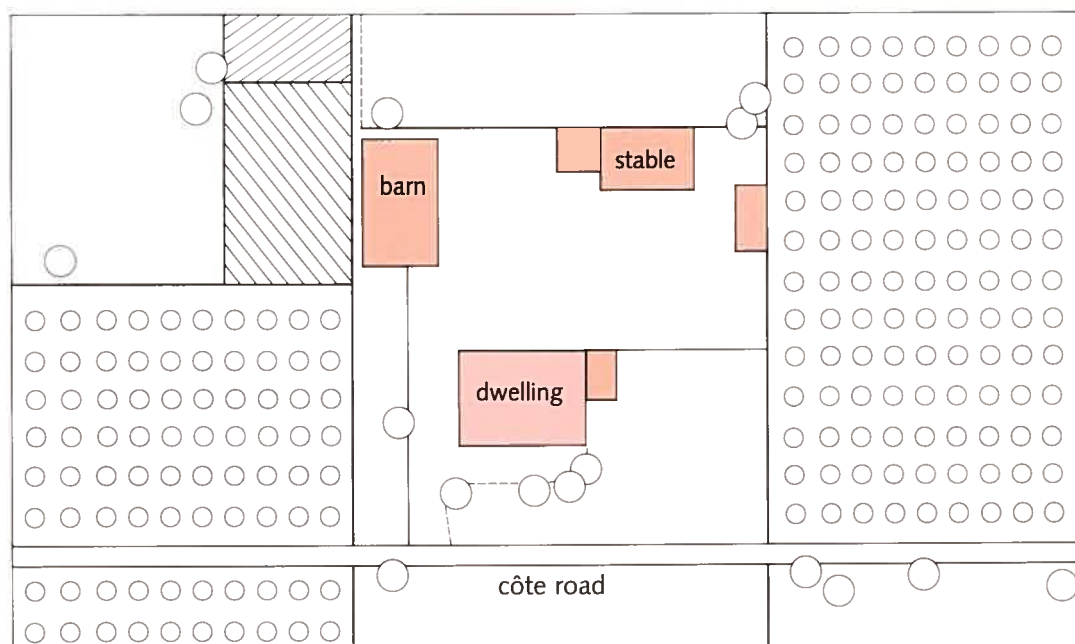


Figure 40

Janet MacKinnon. Typical mid-18th-century farmstead layout in Côte Saint-Antoine, based on the local farms in the Fortification Survey of 1871.

the slopes from the summit, the larger of which centered at the Glen and emptied into the rivière Saint-Pierre. Wells, located in the farm yards, supplied the both the dwellings and farm buildings with water.

In the book entitled, *La Maison traditionnelle au Québec*,⁶ historian Michel Lessard and architect Gilles Vilandr  trace the evolution of the dwelling types built in Qu bec from the 17th century to the early 1900s (refer to figure 41). Their analysis divides the developmental stages by both period and ethnic influences.⁷

In this study, C te Saint-Antoine's domestic architecture is presented in chronological order and subsequently, by building types. Clearly evident, is that the stylistic evolution of the farm dwellings and subsequent villas, *cottages orn s*, and single-family dwellings, paralleled the evolution detailed in figure 41. These dwellings are presented, on a case-by-case-basis, following.

6. Lessard, Michel and Vilandre, Gilles. *La maison traditionnelle au Qu bec*, Montr al (Qu bec): Les  ditions de l'homme, 1974, 493 pages.

7. The chart has been provided for reference purposes. There are many excellent and detailed studies of the rural domestic architecture in Quebec. It is not the intention of this study to repeat the same discussion, but rather to concentrate on the individual dwellings built in C te Saint-Antoine.

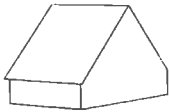

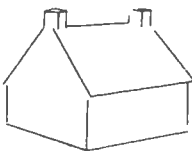

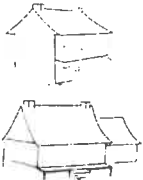


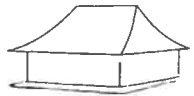



INFLUENCE DOMINANTE	TYPE	CROQUIS	PÉRIODE DE DIFFUSION AU QUÉBEC	CARACTÉRISTIQUES GÉNÉRALES
FRANÇAISE	(À DEUX EAUX)		XVIIe-XVIIIe siècle	<ul style="list-style-type: none"> • volume plutôt carré • toit haut et aigu (45 à 55°) • absence de larmiers et de rives; toit à deux versants • absence de sous-sol • bois et pierre • importance des foyers
	(À QUATRE EAUX) D'ESPRIT NORMAND		XVIIe-XVIIIe siècle	<ul style="list-style-type: none"> • toit haut et aigu à quatre eaux • volume rectangulaire; spacieux • esprit normand • bois et pierre • murs à fruit • absence de sous-sol • importance des foyers
	À DEUX EAUX (PLUS GÉOMÉTRIQUE)		XVIIe-XVIIIe siècle	<ul style="list-style-type: none"> • toiture à pente raide, mais moins que dans les modèles précédents • volume massif et carré • bien ancrée au sol • absence de sous-sol • esprit des chaumières bretonnes • cheminées encastrées dans les murs de pignon • importance des foyers et nombre de fenêtres très limité
MILIEU QUÉBÉCOIS	QUÉBÉCOIS		1780 à 1920	<ul style="list-style-type: none"> • toit moins aigu que dans les modèles d'esprit français: 45° • toit à demi-cintré à la base • dégagement du carré du sol par le solage • perron-galerie • cuisine d'été au N-E dans plusieurs spécimens • nombre accru des baies et des portes
				<ul style="list-style-type: none"> • portes et fenêtres doubles • carré de bois recouvert de planches ou carré de pierres (exceptionnellement brique) • lucarnes distribuées avec symétrie • maison bien adaptée à l'hiver • larmiers largement débordants, la verticale des murs allant jusqu'à couvrir le perron-galerie accroché sur une ou deux faces • rives imposantes
				
ANGLAISE	MONUMENTALE		1765 à 1850	<ul style="list-style-type: none"> • structure plus imposante que pour la maison habituelle • austérité; aucune ornementation • deux ou trois étages • toiture à deux ou quatre eaux à pente faible • pierre ou brique
	COTTAGE ANGLO-NORMAND (REGENCY)		1830 à 1880	<ul style="list-style-type: none"> • toiture à quatre pentes douces • brique, bois ou pierre • perron-galerie et larmiers imposants • hautes souches de cheminées • symétrie et équilibre
	VICTORIENNE		1850 à 1910	<ul style="list-style-type: none"> • éclectisme • brique, bois et pierre • jeux des volumes • surcharge de l'ornementation
AMÉRICAINE	VERNACULAIRE CLASSIQUE DE NOUVELLE-ANGLETERRE		1780 à 1860	<ul style="list-style-type: none"> • bois; bardeaux ou planches à clin • ligne classique et sobre • volumes variables • portique et colonnes à l'antique
	MANSARDE		1845 à 1915	<ul style="list-style-type: none"> • toit mansardé à deux ou quatre brisis • ornementation victorienne • perron-galerie couvert ou non • lucarnes et faible pente du brisis • brique ou bois, rarement pierre • sous-sol

Figure 41

Michel Lessard and Gilles Vilandr . La maison au Qu bec de 1608   1900, reproduced from *La maison traditionnelle au Qu bec*, pages 66 – 67.

2.4 The Early Domestic Architecture of Côte Saint-Antoine

As elsewhere on the island of Montréal, the early domestic architecture of Côte Saint-Antoine followed the general trends of residential construction of the time. What is remarkable is that so many fine and varied examples survived well into the 1900s, and some beyond. This chapter will take a broad look at the construction in the area over the two centuries starting from 1675.

17th- and early 18th-Century Wood Dwellings

The first residences constructed in Côte Saint-Antoine were built of wood, either using *pièces-sur-pièces* or *colombage* construction.⁸ The date of the first house remains unknown, as does its builder. However, the 1731 *aveu et dénombrement* records six wood residences in the study area. These were built by the first farmers at the western end of Côte Saint-Antoine and their immediate neighbours in Coteau Saint-Pierre. Establishing precisely when the first house was built in the area is difficult. No construction contracts were found for the six wood dwellings recorded in the 1731 *aveu et dénombrement*.

In the late 1600s, it was still common to find building contracts for *pièces-sur-pièces* construction. Indeed, Jean Décarie dit Lehoux entered into a contract with local builder, Honoré Dasny dit Latourangeau, to construct a residence on the common in Ville-Marie.⁹ The house was built in 1674, one year before Jean Décarie dit Lehoux purchased the first strip of land, concession 615D, in Coteau Saint-Pierre. From the deed of sale between Raimbault and Décarie in 1675,¹⁰ it is apparent that no house existed on concession 615D at that early date. Subsequent documents indicate that Décarie never built a dwelling there.¹¹

8. Notarial contracts for the neighbouring quartier Saint-Joseph and Coteau Saint-Pierre have been located, indicating that local *habitants* employed the *pièces-sur-pièces* and *colombage* techniques into the 1700s. For example, Jean Leduc exchanged a house on one arpent of land with carpenter Marin Jannot, for the construction of a new wood house of *colombage*, 30 feet long by 20 feet deep. The location of the dwelling was not provided in the contract, although it is possible that it was built in Coteau Saint-Pierre where Jean Leduc was granted concession 613c in 1701 (*Livre terrier*, page 98). Refer to ANQ, Basset, B., 16 12 1704. See transcription, Appendix 1.

9. ANQ, marché de construction, Basset, B., 28 03 1674. See transcription, Appendix 1.

10. ANQ, sale contract, Basset, B., 03 06 1675. See transcription, Appendix 1.

11. ANQ, inventory, Maugue, C., 02 06 1687. See transcription, Appendix 1. An inventory of Jean Décarie's possessions in 1687, lists only the only house built in the commune.

While the construction date of the first wood dwelling built in the study area is unknown, the land of the fief Saint-Augustin granted to Jeanne Mance and the Hôtel-Dieu (concession 618D), commonly called “la grange des pauvres,” was built upon by 1675. At that time an official visit was made to determine the state of the buildings located there.¹² The minutes from that visit note a long dwelling (*le long logis*) inhabited by a tenant farmer named Saint-Armaud. The document does not specify whether the dwelling was constructed of wood or stone, however, it was most likely made of wood.¹³ In addition, a fairly detailed account of the dwelling was provided, describing that the building was divided into six rooms with thin, tongue and groove boarding that had been whitewashed. The property also had a hen house and a barn, and the document notes that a *batterie* would be constructed by the following winter.

18th-Century Masonry Dwellings (pre-1731)

The 18th-century masonry dwellings have been divided into two periods, those that pre-date 1731 and those built between 1731 and 1800. The periods selected were based on the date of the first *aveu et dénombrement*, and provide a systematic means of mapping what was constructed.

In terms of the vernacular architecture, little changed during the 18th century. From the records obtained for the *aveu et dénombrement*, the increased use of stone in preference to wood is clearly evident, but the building styles changed less distinctly.

Of the known dwellings built in Côte Saint-Antoine, there are many commonalities, including their one-and-a-half storey rectangular form and size – the largest measuring forty French feet across the front façade. They were built of local fieldstone and characterised by their chimney at each gable end. Bringing asymmetry to the design were the three or four openings, including one front door and two or three windows placed irregularly. Illuminating the half storey was a single tier of dormer windows. As we shall see, the dwellings built in Côte Saint-Antoine followed the general design of the rural domestic architecture constructed in the Montréal area in the 18th century.

12. ANQ, evaluation of buildings, Basset, B., 25.03.1675. See transcription, Appendix 1.

13. Since the same document notes that a stable was built of stone, it is probable that a similar distinction would have been made about the house if that had been the case.



Figure 42
Saint-Germain (formerly Prud'homme) residence, *circa* 1885. Archives of the Westmount Historical Association, (#0127), Fonds James Kewley Ward, WA 23.1

Saint-Germain (formerly Prud'homme) residence, Côte Saint-Antoine Road
(Construction date *circa* 1708–1731, demolished *circa* 1897–1906)¹⁴

Included in the photographic material of the domestic architecture of Côte Saint-Antoine are several images of an early 18th-century stone cottage (figures 42 – 46).¹⁵ The house no longer stands, but it was the oldest of the residences in the côte to survive into the twentieth century and for which photographic records exist. It was built on the north side of Côte Saint-Antoine at the junction of what later became Belmont Avenue. The property was identified as concession 619, originally ceded to François Prud'homme in 1708. No record of the dwelling's date of construction has been found, yet the 1731 *aveu et dénombrement* assists in providing an approximate time frame. It recorded a stone residence on the property. Thus, it is possible to determine that the house was built between 1708 and 1731. From subsequent censuses,¹⁶ and the Fortification Survey of 1871, it is also clear that this residence was the only structure built on the property until well into the 1800s. Two new cottages were then built on land portioned off just east of the house and sold to John Ogilvy in 1814.¹⁷

Although the dwelling was built by a Prud'homme, today it is known as the Saint-Germain cottage. According to the book, *Old Westmount*, Louis Saint-Germain married

14. The date of demolition has not been found, however the last known photograph of the dwelling was taken in 1897 (figure 43). The semi-detached dwellings now on the same site, today numbered 401 and 403 Côte Saint-Antoine, were constructed in 1906 according to the municipal evaluation role, Ville de Montréal. The Westmount Historical Association indicates in the provenance notes for figure 42 that the house was demolished *circa* 1905.

15. Six known photographs exist of the Saint-Germain dwelling, and are included for reference.

16. *Aveu et dénombrement* of 1731, 1781 and the census of 1825, excerpted on pages 67 – 69.

17. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, Volume II, page 114.



Figure 43

J.C.S. Bennet, Saint-Germain (formerly Prud'homme) residence, January 1897, McCord Museum of Canadian History, (MP 0000.1.2).

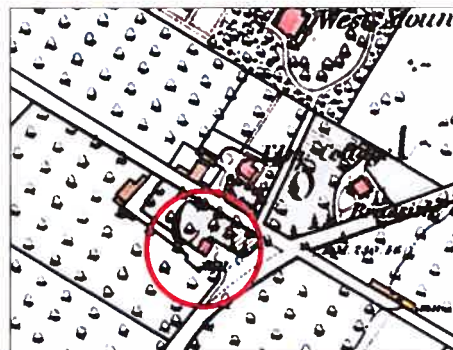


Figure 44

H.S. Sitwell, detail, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

Cécile Prud'homme in 1756,¹⁸ and the Sulpician's *Livre terrier* indicates that Louis Saint-Germain owned the property in the latter 1790s.¹⁹ The cottage was commonly referred to by the Saint-Germain name through subsequent land owners,²⁰ until its demolition in the early 1900s. Louis Saint-Germain sold a small portion of the property to John Ogilvy in 1814, which measured 80 feet wide by 1 arpent. It was located at the eastern extremity of the concession.²¹ A Rielle survey map also dating to 1874 (figures 103 and 104) indicates that Henry Lavender owned a section of the concession east of Belmont Avenue above Côte Saint-Antoine Road with the exception of lot 227. Land registry records indicate that the remaining portion of the farm was sold by Maxine Saint-Germain in 1891 to three partners, who, in 1892, sub-divided the property into sixty-eight lots on each side of Lansdowne Avenue above Côte Saint-Antoine Road.²²

18. *Old Westmount*, page 13.

19. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, Volume II, page 114, and *Livres des Côtes-de-l'Île de Montréal*, N° 13, Saint-Antoine, page 728.

20. In *Old Westmount*, it is noted that the Saint-Germain family lived in the house until the early 1900s, however, the source of the information is not provided, page 13.

21. ANQ, land sale, 07 07 1814, Desautels, J.D.

22. MJ-BPD, division Hochelaga-Jacques-Cartier, land register, cadastre 221-1, 221-2 and 221-3, #74302. Details of the 1891 sale are provided in the register book for a subsequent sale to a retired merchant named George A. Greene, July 26 1898, page 809. The three partners who purchased the farm from Maxine Saint-Germain were William Strachen, George F. Benson and Joseph B. Charichue. Refer to the land survey by J.N. Patton, January 19, 1892, *Plan showing sub-division of part of Lot #221*, Municipality of the Parish of Montreal, County of Hochelaga, #1981, Register book #28.



Figure 45

Saint-Germain (formerly Prud'homme) residence. Left: Robert Harvie, *circa* 1893, Archives of the Westmount Historical Association, (#0128). Right: Mrs. T.P.G. Shaw, *circa* 1890, McCord Museum of Canadian History, (MP 1671.12).

The building's construction followed the common practices of the day, and the traditions brought over from France by first-generation *habitants*. That is, the structure maintained the vertical proportions of the houses of France, but also adhered to newly formed indigenous developments. The key factors that identify the early date of the house are the small size, rudimentary design and proportions, construction materials, the ground floor at grade, the few window and door openings, and the single chimney. The first house featured in the Lessard/Vilandr  chart (figure 41) corresponds to the form of the Saint-Germain dwelling.

An other indication of the date of the house is its steeply pitched pavilion roof. The roof would originally have been clad with wood planks,²³ although by the time of photograph in figure 45, these had been replaced by wood shingles. As evidenced in the same photograph, the dwelling had a dormer window on at least two of three sides. The masonry was extended into the gable on the fa ade with the chimney, while the gable of the west fa ade is in stone only until the wall-plate level, above which was the roofing material. After a destructive fire in the fortified town of Montr al in 1721, which had started as a result of a shingle roof catching ablaze, regulations against wooden shingles²⁴

23. Wood planking was used in neighbouring dwellings of the same period. By way of example, refer to ANQ, Lukin, P., 23 05 1796; Hodiesne, G., 12 11 1755; and Hodiesne, G., 12 11 1755. Descriptions of the dwellings are excerpted in this study, pages 80–81.

24. Moogk, Peter. *Building a House in New France*, page 51. The author traces the legal history of the fire regulations, noting that as early as 1688 the *Conseil souverain* had outlawed shingles in towns in *Nouvelle-France*. Moogk suggests that the fire of 1721 prompted stricter regulations and the ensuing ordonnance would become the precedent for the first comprehensive building codes in *Nouvelle-France*.



Figure 46

Robert Harvie, details (left and right), Saint-Germain (formerly Prud'homme) residence, circa 1890s, Harvie Album, Archives of the Westmount Historical Association.

were vigorously enforced within the walls. In the rural outskirts, the use of wood planks laid horizontally across the width of the structure was most common, as attested to by the numerous period descriptions found during this study. Other materials, such as slate or tile, were very costly to import from France. Wood shingles became a preferred alternate once the proprietor had the means to afford the expense.

The building's dimensions are of a size common for a rural dwelling of the period. Indicated by the Fortification Survey of 1871, the length was approximately 32 English feet by 24 English feet wide.²⁵ Although modest in size, the cottage was constructed of stone, making it more costly than the average dwelling of the period.²⁶

Functionally, the residence was a simple structure, likely comprising a large single room on the ground floor. This area would have combined a kitchen and family room, with one large fireplace serving as the sole source of heat, as well as providing for the duties of cooking. It is probable that upstairs the half floor was divided into two sleeping chambers. Historian Peter Moogk, in his book entitled, *Building a House in New France*, notes that in "the countryside the basic division was between a common area for cooking, eating and socializing and separate chambers with wooden partitions for sleeping. A distinctive living room or parlour, apart from the kitchen, was a later development."²⁷

25. These figures are very roughly calculated, based on a copy of the survey. A more accurate reading could be made from the original map by H.S. Sitwell. *Fortification Survey*, model for colouring, 1871, Sheet V, Plan II, National Archives of Canada, Ottawa, NMC 004080.

26. Dechêne, Louise. *Habitants et marchands de Montréal au XVIIe siècle*, pages 322-323.

27. Moogk, Peter. *Building a House in New France*, page XV.

Four other masonry dwellings for the same period (prior to 1731) were built in Côte Saint-Antoine. These were located on the properties of Antoine Baudria (concession 625), René Lecuyer (concession 624), Louis Décarie (concession 622/623), and Joseph Leduc (concession 620).²⁸ These concessions were all granted between 1708 and 1713. Thus, the dwellings were built at some point during the twenty-three years before 1731. No contracts regarding the dwellings' construction were found, however there are notarial documents that provide basic details about these early dwellings. Upon a person's death, it was customary in New France to take an inventory of the deceased's possessions, including title deeds, relevant contracts (i.e., marriages and *quittances*), and a list of all items relating to property, both movable and immovable. Thus, by examining the inventories of the families in Côte Saint-Antoine, many important details are revealed about the four farms with masonry dwellings pre-dating 1731. In addition, some deeds of sale provide similar information, and this is the case for the property of René Lecuyer (concession 624).

On the property of Antoine Baudria (concession 625), an inventory taken upon his death in 1743 reveals that his masonry house measured 34 French feet by 24 French feet.²⁹ The dwelling had two "*chambres sellier au dessous grenier*." Baudria also had a timber-frame barn of cedar (*grange de poteau de cedre*) which measured 45 French feet by 30 French feet, and a stable.

For one portion of Louis Decarie's property (concession 623), an inventory taken in 1777 upon the death of his son and heir, François, and his son's wife, Marguerite L'Ecuyer, provides a brief description of the dwelling located there, "sur laquelle se trouve construite une maison de pierre couverte en planches de vingt-huit pieds sur chaque face."³⁰ A barn of 25 French feet by 30 French feet "*en poteaux sur solle*," was also noted in the inventory. The dwelling and barn were located on property that measured two and three quarter arpents wide by 35 arpents long. The land and stone dwelling were eventually sold to Simon Clarke in 1796, and it is likely that he resided there until he built his wood cottage in 1822 (refer to page 146).³¹

On the property of Joseph Leduc (concession 620), an inventory taken upon his death in 1763 provides greater detail than the earlier inventory of Baudria's:

28. Roy, Antoine. "Le recensement des gouvernements de Montréal et des Trois-Rivières," *Rapport de l'archiviste de la Province du Québec* (RAPQ), pages 87–88.

29. ANQ, inventory and division of property, Simonet. F., 28 01 1743, pages 11 and 12.

30. ANQ, inventory, Foucher, H., 01 07 1777, page 5.

31. ANQ, land sale, Lukin, P., 23 05 1796. Sale of 2 3/4 arpents x 35, with stone house.

"Les immeubles de la dite communauté consistant ainsique l'ont déclaré lesdites parties en une terre située en la dite cote St Antoine contenente trois arpens et deux perches de front sur vingt huit arpens de profondeur (. . .), et des batimens consistans en une maison de pierre de vingt huit pieds de long sur vingt quatre de large ayant deux cheminées, une a chaque bout la couverture de planches et bardeau pardessus planchers haut et bas cloisons portes, chassis et contrevents garni de leurs ferrures et verres mastiques.

Item, une grange de quarante pieds sur vingt cinq de poteaux de cedre en terre cannelés couverte de paille.

Item, une etable de vingt sept pieds sur vingt de pièces sur pièces aussi couverte de paille.

Item, une petite ecurie de poteaux en terre et pierre en coulisse - couverte de paille.

Item, une petite bergerie de dix huit pieds sur douze de pièces sur pièces couverte de paille."³²

On the property of René Lecuyer (concession 624), a deed of sale from his son Jacques Lecuyer to Bernard Maurice dit Lafantaisie in 1755 describes the property and dwelling built there:

"(. . .) une terre est concession sise a la dite Côte St Antoine de la contenance de deux arpens de front sur toute la profondeur, tenante d'un bout pardevant aux terres des Dames hospitalières et des pauvres de l'hôtel Dieu de cette dite ville, d'autre bout en profondeur aux terres de François Baudria et Gaultier, d'un côté a Claude Baudria, et d'autre côte aux representans défunt Louis Descarry, avec les bâtimens qui sont sur icelle consistans en une maison de pierre et massonnerie de trente deux pieds de long, sur vingt huit de large, couverte de planches planchers haut et bas, cloisons, portes, chassis avec leurs verres et contrevents, les tous garni de ses ferrures, une grange de poteaux de cedre enterre, couverte de paille, et ensuite sur laquelle est un verger complanté en arbres fruitiers, des prairies, terres labourables et bois (. . .)."³³

While the extract above cannot attest to when the dwelling was constructed, given that the *aveu et dénombrement* of 1731 lists a stone house, it very likely describes that structure. The size of the dwelling, its roof covering of wood planks, and other brief details are consistent with the architecture of the period.

32. ANQ, inventory and division of property, 14 06 1763, Hodiense, G., page 4.

33. ANQ deed of sale, Hodiesne, G., 12 11 1755, page 1.



Figure 47

Detail, view of lower Westmount before 1890, copied in 1913 by Wm. Notman & Son. Notman Photographic Archives, McCord Museum of Canadian History, (II-196823.0).

As seen with the aforementioned dwellings, evidence is well documented of the earliest type of building construction commonly used in *Nouvelle-France* in the 17th and 18th centuries, that of the *pièces-sur-pièces* farm buildings, on rubble stone foundations and roof coverings of planks. Joseph Leduc was a successful farmer, and judging from the possessions of his post-mortem inventory, he was indeed, one of the more prosperous in Côte Saint-Antoine at that time.

Only one photograph (figure 47) is known to depict what appears to be the ruin of an early masonry dwelling on the original concession 622. It is interesting that no documentation exists for this structure given that it stood at least until 1890 and perhaps later. The photograph can be dated between 1879 and 1890, as evidenced by the newly constructed Kensington Avenue which at the time had not yet been extended to Western Avenue, as well as the fact that Sherbrooke Street was not yet built.³⁴

The site of the ruin is not indicated on the Fortification Survey,³⁵ perhaps due to the fact that the building was in a state of disrepair.

34. Refer to figure 2 for H.W. Hopkins' map showing Notre-Dame-de-Grâce in 1879, and confirming that Kensington Avenue was not yet constructed. Also refer to Goad, Charles. *Atlas of the City of Montreal*, 1890. The atlas indicates that by 1890 Kensington Avenue ran as far south Western Avenue. Lastly, Sherbrooke Street was extended into Côte Saint-Antoine in 1893 as noted in Aline Gubbay's book, *A View of Their Own: The Story of Westmount*, page 40.

35. H.S. Sitwell. *Fortification Survey*, model for colouring, 1871, Sheet V, Plan II, National Archives of Canada, Ottawa, NMC 004080.

Although in a state of disrepair – the east façade and roof were no longer there at the time of the photograph – the stone dwelling appears to be early in style, symmetrical in design. No known account of this dwelling was written prior to its demolition, however, it is possible to determine features of its construction from the photograph. It was a masonry structure of rubble construction and covered with *crépi*. Only the rear and west façades are visible, yet it is apparent that the ground floor had one rear door, centrally positioned with one window on either side. The upper half storey had three dormer windows at the rear where traces are evident in the wall's configuration. The west gable, with chimney, was of stone.

The dwelling stood on concession 622, which was first granted to Jean Cousineau in 1706.³⁶ He exchanged land elsewhere for the property in Côte Saint-Antoine. Concession 622 was located between a series of concessions granted in Côte Saint-Antoine in 1708. The land was subsequently purchased by Paul Décarie on behalf of his son Pierre in 1713.³⁷ The contract of sale stipulates legal restrictions concerning a house and farm buildings, confirming that a dwelling had already been constructed on the land by 1713. Judging from the early construction style of the ruins seen in figure 47, it is plausible that it was built in the 1700s. Its symmetrical form was a development that generally occurred later in the century and into the 1800s (refer to the Lessard/Vilandré chart in figure 41).

At the time of the 1731 *aveu et dénombrement*, Louis Décarie is recorded as the name “possessing” the land, and the survey does indeed include a stone house and various farm buildings. However, there is no means to determine if this is the same dwelling listed in 1731. Could it be that the dwelling recorded as “fermée” in the census of 1825 is the ruin in the photograph? As no means were found to verify any conclusions about the building's origins, these questions remain unanswered.

36. ANQ, inventory, Hodiense, G., 07 04 1759. This inventory of Louis Décarie provides the title information for the concession, including the date of Cousineau's exchange. The Livre terrier

37. ANQ, land grant, Raimbault, P., 23 07 1713, pages 2 – 5. See transcription, Appendix 1.

18th-Century Masonry Dwellings (1731 to 1800)

Between 1731 and 1781 there was no increase in the number of dwellings recorded in the study area. There was a total of eleven dwellings built by 1731, seven were of wood construction and five were of stone. By 1781, there were still eleven dwellings recorded, but at least five (and possibly seven) of the wood dwellings had been replaced by stone ones (refer to Tables 3 and 4). These were constructed at the western end of the côte and include many of the dwellings that today are considered ancestral family homes,³⁸ including:

1. **Claxton (formerly Décarie) residence**, 5138 Côte Saint-Antoine
(Concession 616)
Constructed between 1731 and 1742, extant
2. **Ancestral Décarie residence**, chemin de Lachine en haut
(Concession 615D)
Constructed between 1731 and 1754, demolished in 1912
3. **Hurtubise residence**, 561–563 Côte Saint-Antoine
(Concession 617)
Constructed 1739, extant
4. **Phillip's (formerly Lambert Leduc) residence**, Côte Saint-Antoine Road
(concession 618)
Construction between 1731 and 1753, demolished *circa* 1890 – 1900
5. **Fish (formerly Décarie) residence**, 39 Côte Saint-Antoine
(Concession 622)
Constructed between 1731 and 1759, extant

Fortunately, the (known) masonry dwellings built during this period proved to have greater longevity than those built before them. All survived to the early twentieth century, and three remain today.

38. While these homes are often considered the ancestral homes, they were not the first homes built by the families. The Décarie, Leduc and Hurtubise families originally constructed homes in Ville-Marie, and then in *Haute folie*, near the Domaine de Lamontagne. These early dwellings have not survived. Thus, the homes built in Côte Saint-Antoine/Coteau Saint-Pierre in the early to mid 1700s were not only the first in that area, but for the Décarie and Hurtubise families, they are the oldest family residences to have survived into the 1900s and beyond.

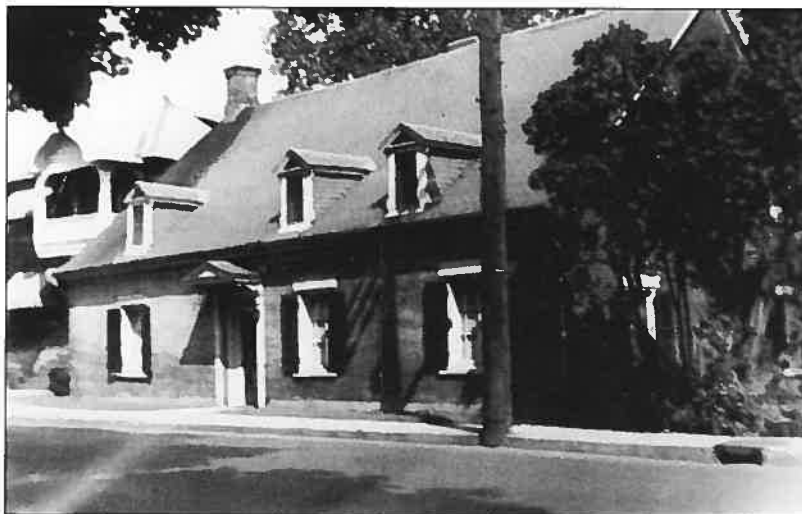


Figure 48

Claxton (formerly Décarie) residence, view of front façade before the bricks were painted pale pink, *circa* 1930s. Claxton family album, personal collection of John Claxton.

Claxton (formerly Michel Décarie) residence, 5138 Côte Saint-Antoine

(Constructed between 1731 and 1742,³⁹ extant)

At 5138 Côte Saint-Antoine Road, at the south-east corner of today's Vendôme Avenue, is one of the earliest 18th-century dwellings constructed along the côte road. The house was built on land originally ceded to Michel (1656–1716) and Louis (1660–1730) Décarie in 1698.⁴⁰ The property was inherited by Michel's oldest son, François (1693–1760), who likely built the dwelling at some point between the years of 1731 and 1742. In a donation of property signed on April 15, 1742, between François and his youngest brother, Joachim, the dwelling is briefly mentioned as “une maison de pierre couverte de planches et cheminées de pierre (. . .) seize et situé audit Coteau St Antoine (. . .)”⁴¹

This dwelling was small in size, approximately 29 feet square (French measure), constructed with local field stone (rubble). What is extant today no longer resembles this original masonry dwelling. The building was covered with brick between 1870 and

39. These dates are determined by the *aveu et dénombrement* of 1731 and the first-known documented description of a masonry dwelling on the property. A wood dwelling was recorded in 1731, thus the masonry structure was built after that date and by 1742, when it is recorded in the property donation of François Décarie to his brother Joachim, ANQ, 15 04 1742, Danré de Blanzay, L.-C., page 1. No other documents were located to narrow the time frame.

40. ANQ, land grant, 30 04 1698, Adhémar, A. See transcription, Appendix 1.

41. ANQ, donation, 15 04 1742, Danré de Blanzay, L.-C.

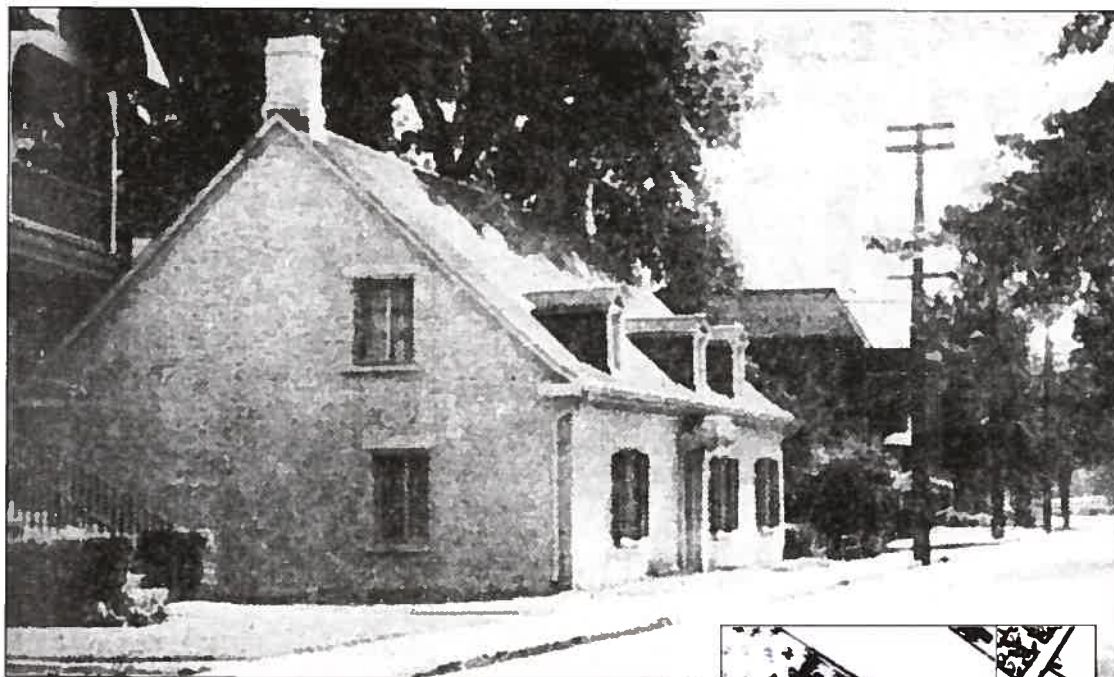


Figure 49

Claxton (formerly Michel Décarie) residence, 1942. Photo reproduced from *Pignon sur rue, Cahier 8, Notre-Dame-de-Grâce*, CIDEM Publications, 1984. Originally published in the *Revue populaire* in 1942.



Figure 50 (Inset)

H.S. Sitwell, detail, *Fortification Survey*, 1871, Sheet V, Plans I (left section) and II (right section), NAC, Ottawa, NMC 004079 and NMC 004080.

1874⁴² and enlarged to a width of 50 feet 6 inches (English measure).

The enlargement on the east side increased the size of the original structure by approximately 21 feet 9 inches (English measure). The cellar provides an opportunity to accurately measure the size of original dwelling from the exposed foundation walls. Figure 52 details the measurements obtained. On the exterior, the original stone walls measure approximately 31 feet 2 inches square (English measure). These dimensions convert to approximately 29 x 29 feet (French measure). On the inside, the measurements were 26 feet 8 inches by 25 feet 6 inches (English measure). The stone

42. ANQ, donation, 16 02 1870, Prud'homme, E. When the dwelling was inherited by Félix Décarie (1845–1902) from his father Joseph (1814–1890), Félix was required to "lambrisser en brique les maisons actuelles." The work was to be completed by January 1, 1874. As noted earlier, Joseph Décarie owned the brickworks located in today's Glen Yards, refer to Chapter 1, pages 46–48.



Figure 51

Doreen Lindsay, two views of Claxton (formerly Michel Décarie) residence, 5138 Côte Saint-Antoine, 1999.

walls varied in thickness, but on average measured 2 and a half French feet (refer to figure 52).⁴³ At the rear of the house, the masonry walls are exposed within the present-day kitchen, an area converted from a porch. With the brick covering, the exterior walls are over 34 inches thick.⁴⁴

The dimensions and construction methods were typical of the period. That is, on average, building contracts would call for houses to measure in even French feet. Largely due to the character of field stone, with various sizes of stone employed, these measurements were never exact (or even square) but were met approximately.⁴⁵

No documents were located to reveal any of the dwelling's history – other than who owned and inherited the dwelling – until the 1800s. A contract of sale in 1834 by the estate of Pierre Gougeon to Gervais Décarie then described the dwelling to be in such a state of disrepair that it was “falling into ruin.” Indeed, court documents reveal that is why the property was sold. The minor heirs of Pierre Gougeon could not afford its upkeep, either keeping the property as one or dividing it among the ten children, effectively rendering it unprofitable. At that time, the property had been reduced to 3 arpents x 13 arpents. In a statement prepared for the court, the dwelling and land were described as follows:

43. In a site visit made on April 25, 2003, accurate measurements were taken of the basement's original stone foundation walls, and an approximate measurement was taken of the building's exterior dimensions. The stone walls have been re-faced with brick, and thus it was not possible to take an accurate measurement from stone corner to corner. The dimension of the bricks was estimated based on the exposed rear walls. I want to thank architect Peter Lanken for his expertise and assistance in taking the measurements.

44. Service de la planification du territoire. *Architectural rurale*, page 134.

45. In conversation with architect Peter Lanken, April 25, 2003.

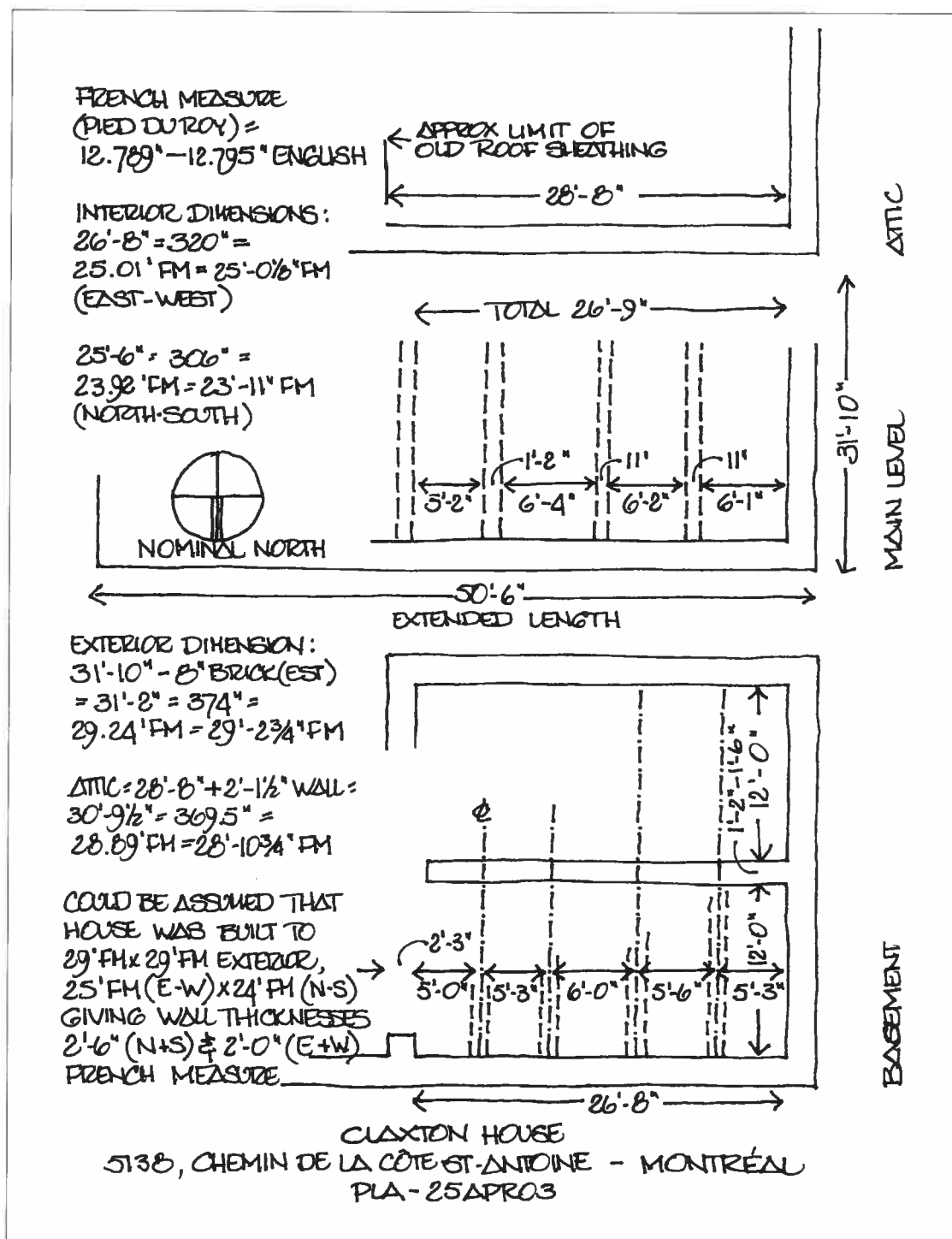


Figure 52

Peter Lanken, architect, Claxton House, measurements and sketch of plan for the basement, main level and attic, April 25, 2003.



Figure 53
Claxton (formerly Décarie) residence, front façade, *circa* 1930s. Claxton family album, personal collection of John Claxton.



Figure 54
Claxton (formerly Décarie) residence, view of rear and side façades from Vendôme, *circa* 1930s. Claxton family album, personal collection of John Claxton.

“Que maintenant la maison, batimens et clotures sur la dite terre seroient dans un état menaçant ruine par conséquent demanderoient de grosses indispensables & urgentes reparations, (. . .) Que le verger sur la dite terre et auquel votre suppliant attachoit beaucoup de prix par son revenu annuel, menaceroit sa destruction prochaine, n’ayant rapporte aucun fruits, ni cette année ni l’année précédente, plusieurs arbres étant morte & une grande quantité d’arbres séchant sur pied, (. . .).⁴⁶

For Gervais Décarie, the purchase was logical as he owned the land to the south and west sides of the property. Gervais Décarie was related to the minor children, and the purchase was judged in their interest. In addition, it returned the house to the Décarie family name (refer to Table 6 for a complete history of the dwelling’s ownership).

While the dwelling was described as “falling into ruin” in the contract of sale, it evidently was habitable as the Gougeon heirs continued to live in the dwelling until May 1833 when Gervais Décarie took possession.⁴⁷ Gervais Décarie passed the property on to his son Joseph. He in turn donated it in 1870 to his son Félix with the stipulation that he cover the house with brick.

While there have been significant alterations since the 1870s, the original structural elements remain today. In the cellar (refer to figure 52), the original foundation walls are present, with portions of the original north-east and south-east corners remaining although the eastern foundation wall was demolished to expand the cellar beneath the later extension. The original cellar was typically divided into two sections with a stone support wall between. The roof has retained the original form and dimensions as evidenced by the age of the wood, and type of framing. The original sheathing is present, with some of the planks measuring 17 inches wide. The original gable walls typically had no window openings, yet four were installed to the west façade since the Claxton family acquired the house; the most recent in the upper half storey.

The house was renovated quite extensively during the 20th century. George Brooke Claxton did extensive interior renovations and built a rear addition housing a new kitchen and porch (refer to figure 54) in 1925, hiring architect Gratton D. Thompson.⁴⁸

46. ANQ, deed of sale, 20 02 1834, Min. notarial #3320, Labadie, J.A. Proceedings to sell the property began on October 11, 1832. Documents indicate that the minor heirs’ guardians recommended the sale on their behalf. Also see: Pyke, G., 10 12 1833, and 20 02 1834, #3320, annexed to the deed of sale.

47. ANQ, land sale, 11 10 1832, Labadie, J.A., page 3.

48. Specifications for alterations to 742 Côte St. Antoine Rd. for Brooke Claxton, March 1925, vertical file, collection of Patricia Claxton, current proprietor.

Table 6 ⁴⁹

Ownership of Claxton (formerly Décarie) Residence, 5138 Côte Saint-Antoine
<ol style="list-style-type: none"> 1. Michel Décarie (1656–1716), spouse Marie Cuillerie 2. François Décarie (1693–1760), (oldest son of Michel, no spouse) 3. Joachim Décarie (1716–1793), spouse Elisabeth Clerin d'Estienne (youngest son of Michel, and thus, youngest brother of François) 4. Barthelémy Billon (purchased in 1793) 5. Henry Hill (purchased in 1803) 6. Jean Marie Gougeon, spouse Marie Amable Parent (purchased in 1803) 7. Pierre Gougeon, (inherited in 1821, and left to minor children in 1833) 8. Gervais Décarie (1771–1842), spouse Amable Deguire (purchased from heirs 1834) 9. Joseph Décarie (1814–1890), spouse Véronique Gougeon (inherited 1836) 10. Félix Décarie (1845–1902), spouse Rose de Lima Hurtubise (inherited 1870) 11. Rose de Lima Hurtubise, widow of Félix, and nine children (inherited 1902) 12. Ursule Décarie (daughter of Félix Décarie, born 1888) (Purchased 1917) 13. Brooke Claxton, spouse Helen Galt Savage (purchased 1925) 14. Helen Galt Savage, spouse of Brooke Claxton (transfer 1955) 15. John Brooke Claxton, (son of Brooke Claxton and Helen Galt Savage), spouse Patricia Dorothy Carsen (purchased 1960) 16. Patricia Dorothy Claxton (<i>née</i> Carsen) - current proprietor
<p>Sources 1–15: 1: 30 04 1698, #4080, Adhémar, A.; 2: Inheritance from Michel Décarie noted in subsequent donation from François to Joachim, 15 04 1742, Danré de Blanzay, L.-C.; 3: 15 04 1742, Danré de Blanzay, L.-C.; 4: 08 04 1793, title noted in next deed of 06 07 1803, Barron, T.; 5: 06 07 1803, Barron, T.; 6: 22 09 1803, Jobin, A.; 7: 16 02 1821, #2186, Jobin, A.; 8: 11 10 1832, Labadie, J.A.; 10 12 1833, Pyke, G., and 20 02 1834, #3320, Pyke, G.; 9: Livre terrier, page 110; 10: 16 02 1870, Prud'homme, E.; 11: testament, 24 07 1899, #3809, Brunet, J.A.; 12: 06 06 1917, sale by licitation, #41172, Superior Court, and renunciation by Rose de Lima Hurtubise, 15 03, 1925, Prud'homme, A.E.; 13: 24 03 1925, Prud'homme, A.E.; 14: 02 02 1955, Johnston, W.; 15: 06 12 1960, #4897, Laberge, T.D.</p>

49. I would like to acknowledge the research work of the Honorable Brooke Claxton, whose *Memorandum of History and Title of Property – of Brooke Claxton at 5138 Cote St Antoine Rd. Montreal*, provided the majority of the history used to establish this list of proprietors. I am also greatly indebted to his transcription of many of the notarial contracts listed.

Photographs reveal that it was during the Honourable Brooke Claxton's⁵⁰ proprietorship that the exterior brickwork was painted pale pink. In figures 48, 53 and 54, the Claxton family photographs dating to the 1930s reveal that the bricks were unpainted at that time. By 1942, the publication date of the photograph in figure 49, the bricks were painted. The house has become fondly known by locals as the "pink house." The early photographs also reveal the shutters that were once in place.

Additional dormers, both at the front and back, were added by John Brooke Claxton after he obtained the property in 1955.⁵¹ New roof cladding of copper baguettes were recently installed by the current proprietor Patricia Claxton.

Despite the alterations, the style and proportions of the house reveal its age. The ceilings are low (they are lower in the original eastern portion of the house), and the cellar is entirely below grade, with the first floor directly at grade. The asymmetrical placement of the casement windows (several are contemporary additions), their size and configuration all done in the French method of construction; the sills of the dormers are set directly onto the plate at the top of the stone (and brick) walls.

According to the report prepared by Beaupré Michaud architectes,⁵² the front façade of the Claxton house facing onto Côte Saint-Antoine Road today was originally the rear façade. The report cites that the path of Côte Saint-Antoine Road was altered having originally run south of the dwelling. According to the current proprietor, Patricia Claxton, the question about the path of Côte Saint-Antoine Road arose because the house is so close to the road.⁵³ However, the Fortification Survey of 1871 indicates that the front of the house faced northward then as it does today. In 1871, there was a yard in front of the dwelling, and a small path led beside the east façade to a barn at the rear. It is highly doubtful that the dwelling faced south (it would have faced the road). From Jean Péladeau's *Island of Montreal* surveyed in 1778 (figure 5) it is possible to discern that the road originally veered slightly further north than today. The road was later straightened just west of the Claxton residence (at Marlowe Avenue) angling it along its current path into Notre-Dame-de-Grâce. In 1912, Côte Saint-Antoine Road was widened to 100 feet,⁵⁴ with the consequence that the Claxton dwelling abuts the sidewalk.

50. The Honourable Brooke Claxton, D.C.M., K.C., B.C.C., LL.D., a veteran of WWI, served as Minister of Health and Welfare in the 1940s and Minister of Defense during the Korean War.

51. From an architectural sketch entitled, "Sketch elevation to Cote St. Antoine Road showing proposed additional dormer," undated, Iron Cat Limited, Montréal. Collection of Patricia Claxton.

52. Beaupré, Pierre and Michaud, Josette *et al. Westmount : analyse du patrimoine immobilier*, Volume 1, page 18.

53. In conversation with Patricia Claxton, site visit, April 25, 2003.

54. "Élargir le chemin de la Côte St-Luc," *La Presse*, January 20, 1912, page 17.

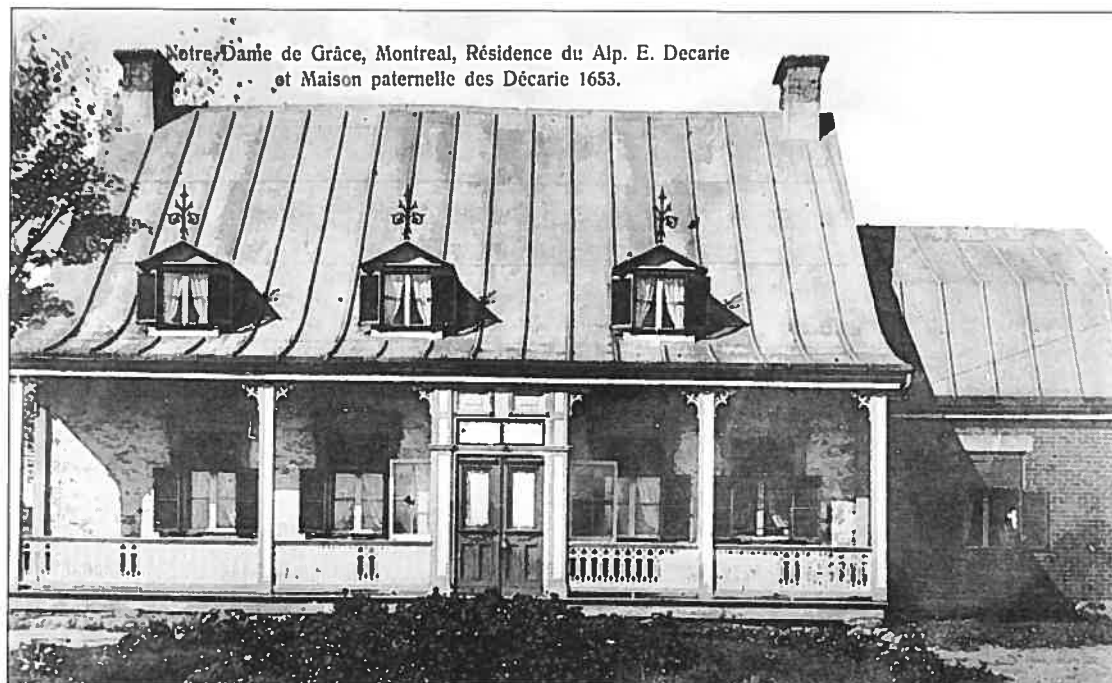


Figure 55

Alphonse E. Décarie residence, b/w postcard image, dated *circa* 1907–11, Bibliothèque nationale du Québec, Montréal, Michel-Bazinet Collection, Album 4-31-C, (CP 5274).

Ancestral Décarie residence, chemin de Lachine en haut

(Constructed between 1731 and 1754, demolished 1912)

The Décarie residence located on concession 615D, the eastern-most property in Coteau Saint-Pierre, was built between 1731 and 1754. The *aveu et dénombrement* of 1731 confirms that a wood dwelling stood on the property, but by 1754, documents reveal that a stone addition had been added to the small *pièce sur pièce* dwelling. By 1781, the wood portion had been replaced by masonry, as according to the *aveu et dénombrement* of that year only a masonry dwelling was recorded (refer to Table 4).

As noted in chapter one, this property was first purchased in 1675 by *habitant* Jean Décarie dit Lehoux. According to lore,⁵⁵ the house was built by Paul Décarie, the grandson of Jean Décarie dit Lehoux. However, Paul Décarie died in 1725, and thus it is not possible that he built the masonry dwelling in figure 55. He likely built the wood dwelling that stood first on the property. It was Paul Décarie's son Joseph who built the

55. The lineage of proprietors is noted in a published text accompanying a photograph (figure 56) of the house. The provenance is unknown. The journal clipping was obtained from family genealogist, Yves Décarie, in 2001. He could not recall the source. The Bibliothèque nationale du Québec also has a copy in the Massicotte Album, without provenance noted.

masonry residence. Indeed, Joseph Décarie is listed on the *aveu et dénombrement* of 1731 as the concession's proprietor.⁵⁶ Confirming that the construction was done by Joseph is the inventory taken of his possessions in 1754, in which the property, house and farm buildings are described as follows:

“Les biens immobiliers de la dite Communauté consistent suivant que l'a déclaré la dite veufue en un arpent et demi de front, sur quatre vingt arpens de profondeur, tenante d'un bout pardevant au lac St Pierre, (. . .) sur laquelle dite terre sont des bâtimens consistans en une maison de quarante pieds de front sur environ trente pieds de large, de laquelle vingt pieds de pierres et massonnerie, et vingt pieds de pièces sur pièces, couverte de planches, ayant deux cheminées de pierre, et planchers haut et bas, portes, chassis et contrevents.

Item une grange de poteaux de cedre en terre cannelé, couverte de paille, de quarante pieds de long sur vingt cinq de large,

Item une étable de poteaux de cedre en terre cannelé de trente pied de long, et de vingt quatre de large, couverte de paille,

Item une bergerie aussi de poteaux en terre cannelés d'environ quinze pieds en quarré, couverte de paille.”⁵⁷

Was the wood portion of the house the original dwelling recorded in the *aveu et dénombrement* of 1731? While no notarial documents have been found to provide the answer, it is most logical that the stone portion was built later. The wood portion is attributed to Joseph Décarie and his brother Jean-Baptiste.⁵⁸ It was of timber-frame construction. Its walls comprised horizontal timbers whose tenoned ends were slotted into grooves in the upright posts of the frame (*pièce sur pièce*). Combining both the original structure and addition, at forty French feet long, the dwelling was one of the larger in Côte Saint-Antoine from this period.

It would be another generation before the dwelling resembled the photograph in figures 55 or 56. It was reportedly Gervais-Marie Décarie who undertook the extensive renovation work.⁵⁹

56. Roy, Antoine. “Le recensement des gouvernements de Montréal et des Trois-Rivières,” *Rapport de l'archiviste de la Province du Québec* (RAPQ), page 79.

57. ANQ, inventory, Hodiesne, G., 11 11 1754, page 5.

58. The history is noted in a published text accompanying a photograph (figure 56) of the house. The provenance is unknown. The journal clipping was obtained from family genealogist, Yves Décarie, in 2001. He could not recall the source.

59. *ibid.*



Figure 56
Alphonse E. Décarie residence, printed image, date and provenance unknown, Bibliothèque nationale du Québec, Montréal, Massicotte album, (4-83B-9).



Figure 57 (Inset)
H.S. Sitwell, detail of Décarie farm, *Fortification Survey*, 1871, Sheet V, Plan VI, NAC, Ottawa, NMC 004083.

It was built following similar construction practices, using the stone quarried in the area, and covered with *crépi*. The structure had two chimneys, one at each gable end. One of the elements that is indicative of the dwelling's early construction date is the level of the ground floor, which was at grade. This is discernible by the single step to the gallery, and the low height of the windows. The dwelling did not have a full second storey, but did have bedrooms upstairs with dormer windows.

Certainly by the latter 1800s, the roof had been altered to feature a covering of tin *baguettes*, with bell-cast eaves and gallery. This was not an original feature, but a later renovation. The gallery railing and decorative detailing of the porch were most certainly Victorian-era additions to the façade. The enclosed porch door, with access to the gallery on either side, provided additional weather protection. A neighbouring farmhouse, originally belonging to the Prud'homme family, has the same type of gallery and porch.



Figure 58

Alphonse E. Décarie residence, view of front façade and Alphonse Décarie, proprietor, *circa 1909*, provenance unknown, copy print in the collection of Yves Décarie.

The Prud'homme house is extant today, and is located at 967 Girouard Avenue.⁶⁰

Even at the late date of the photograph in figure 58, there is little hint of the progress that was about to dramatically and irreversibly alter the pastoral setting.⁶¹ The farmstead was located above the escarpment, surrounded by fields and orchards. The land was flat there and the house was sheltered to the west by orchards. The house faced the south and the farm yard, with a barn, stable and smaller outbuildings, was located at the back of the house providing protection from the northeast winds. The farmstead was fairly isolated in this setting. It was the first farm going west along the chemin de Lachine en haut, and there were no dwellings to the east until well beyond the Glen. Figure 57 provides a glimpse of the landscape, with the fields gently rising to the foot of the Côte Saint-Antoine's summit. It would not be long before the Décarie farm and surrounding rural landscape found another vocation.

60. The Prud'homme house is still in good condition and maintains many of its original features. Like the Décarie dwelling, the Prud'homme house faces the road and escarpment to the south. Although the property has been reduced in size, and the area developed around it, the house remains one of the last vestiges of the early local farms.

61. The building boom that converted the rural landscape into an urban one began in earnest in after the turn of the 20th century. There had been a flurry of activity with the incorporation of the Village of Westmount in 1874 and with the railroad's coming in 1889, however the 1910s really marked the start of the development of the urban grid and housing market.

Table 7

Ownership of Ancestral Décarie Residence, (demolished)
<ol style="list-style-type: none"> 1. Paul (1655–1725), spouse Marie Hurtubise (owned after exchange of inheritance rights with brothers, Louis & Michel, 1690) 2. Joseph (1691–1747), spouse Cunégonde Lefévre (inherited when Paul Décarie abandoned his property due to illness, 1721. Joseph was Paul Décarie's oldest surviving son) 3. Gervais-Marie (1735–1799), spouse Catherine Picard (inherited, 1755) 4. Gervais (1771–1842), spouse Amable Deguire (inherited, date unknown) 5. Jérémie (1807–1891), spouse Hypolite Gougeon (inherited, date unknown) 6. Daniel-Jérémie (1836–1904), spouse Philomène Leduc (inherited, date unknown) 7. Alphonse-Édouard (1877–19??), spouse Bernadette Décarie (sold to Royal Trust, 1911)
<p>Sources: 1: ANQ, 14 05 1690, Basset, B.; 2: ANQ, 03 11 1721, Lepaillier de la Ferté, M.; 3: ANQ, 23 02 1755, Hodiesne, G.; 4: ownership confirmed in deed of sale for neighbouring property, ANQ, 11 10 1832, Labadie, J.A., and 17 12 1833, Pyke, G.; 5: no court or notarial documents found. Succession noted in history of house, refer to note 51; 6: ownership confirmed in donation of neighbouring property, ANQ, 16 02 1870, Prud'homme, E., and recorded in land register, lot 184, Ville de Montréal; 7: ownership recorded in land register, lot 184, Ville de Montréal.</p>

The house and a portion the property (lot 184) was sold in July 1911 by Alphonse E. Décarie to the Royal Trust Company for \$56,356.25. Another portion of the lot was sold at the same time by Jacques Armand Décarie for \$56,337.50.⁶² In turn, the Royal Trust Company promptly sold the property to the Canadian Pacific Railway Company in August 1911.⁶³ The house was subsequently demolished in 1912 to make way for a round house in the CPR rail yards.⁶⁴

62. Ministère de Justice, Bureau de la publicité des droits, division Montréal-Ouest, lot 184, 17 07 1911, bobine D147, #190417 & #194018. Both sales were included in a column entitled, "Le marché aux immeubles," *La Patrie*, July 19, 1911, page 11, and were also in *La Presse*, July 31, 1911, on page 8.

63. Ministère de Justice, Bureau de la publicité des droits, division Montréal-Ouest, lot 184, 01 08 1911, bobine D150, #196622 & #196623.

64. After several years of CPR expropriation attempts and negotiations, the Décarie family finally sold. Additional history provided by Leney, Peter. "Local history 'museum' opens at N.D.G. Maison de la Culture, *The Monitor*, June 4, 1991, page 12. Construction of the CPR round house was complete in 1913 when Charles E. Goad surveyed the site. Refer to the *Atlas of the City of Montreal and Vicinity in Four Volumes*, Volume II, 1913, plates 212 and 250, Rare Books and Special Collections, McGill University. The round house was built as far west as lot 185, leaving the land on lot 184 vacant with exception of a private access road running east from Décarie Boulevard. The road had originally serviced the Décarie house and farm yard.

Hurtubise residence, 561–563 Côte Saint-Antoine (Constructed 1739, extant)

The Hurtubise residence provides an excellent example of what is referred to today as a *maison québécoise*. The dwelling has been added onto and altered quite significantly over the centuries, yet much of it remains in original condition. Certainly the features that categorize the house as a *maison québécoise* – its bellcast eaves and gallery – were later alterations.

The house was built in 1739⁶⁵ by Jean Hurtubise (1695– 1778), who had inherited the property, concession 617C, from Louis Hurtubise (1667–1703), son of original *habitant*, Marin Hurtubise (c1633–1672).⁶⁶ The concession, measuring 3 x 20 arpents, was granted in 1699 to Louis Hurtubise in exchange for land near the Domaine de la Montagne, in *Haute folie*.⁶⁷

The dwelling built by Jean Hurtubise was not the first dwelling on the property. At the time of the 1731 *aveu et dénombrement*, a wood dwelling, barn and stable stood on the property, then listed as the possession of Pierre and Jean Hurtubise (refer to Table 3). No construction contract or documentation for the first house has been found, and thus, there is no record beyond the 1731 census.

In the building contract for a stone dwelling negotiated between Jean Hurtubise and master mason Jacques Bertrand, important details about the building as originally constructed are revealed. The contract was negotiated on the 6th of April and Bertrand was to supply four masons for fifteen days. They were to commence on the 20th of May, and continue until the job was “completed to perfection subject to inspection.” (*transl.*)

The contract called for a masonry structure measuring 34 feet long by 32 feet wide (French measure). Hurtubise was to supply the stone, burnt lime necessary for mortar,

65. ANQ, construction contract, Adhémar, J.-B., 06 04 1739. I am indebted to Alan Stewart for his research into the construction of the Hurtubise house for the Ministère de la Culture et des Communications and the Institut d'histoire de l'Amérique française. Refer to Stewart's 2001 study entitled, *Étude patrimoniale de la maison des Hurtubise*. Over the years, the date of construction has been incorrectly assumed and repeated by successive researchers and authors. The wrong construction date may have originated in two sources; notably an unpublished report by student John Nagy, *Report on the Hurtubise House*, written in 1956 and housed at McGill University, and a report by architect and author Roy Wilson, *The Hurtubise House*, written in 1958 for the Canadian Heritage of Quebec Foundation. Alan Stewart, in his 2001 report *Étude patrimoniale de la maison des Hurtubise*, cites these two reports and suggests that the incorrect date may indeed have been assumed due to a land grant to Pierre Hurtubise dating to 1687. The land grant was for a property located elsewhere. Refer to pages 9 and 10 of Stewart's study. See transcribed building contract for the Hurtubise house, Appendix 1.

66. Refer to selected genealogy of first three generations of the Hurtubise family in appendix 2.

67. ANQ, exchange, 04 12 1699, Adhèmar dit Saint-Martin, A. See transcription, Appendix 1.



Figure 59
Hurtubise residence, date of photograph unknown, Archives of the Canadian Heritage of Quebec Foundation.



Figure 60
H.S. Sitwell, detail, *Fortification Survey*, 1871, Sheet V, Plans I (left section) and II (right section), NAC, Ottawa, NMC 004079 and NMC 004080.



Figure 61
Hurtubise residence, *circa* 1911–12, Archives of the Westmount Historical Association, (#0160).

sand and scaffolding on site, and further agreed to “furnish all that is necessary for the construction of the house, with exception of that which Bertrand was obliged to furnish and regarding the windows which Hurtubise was to collect in the town.” (*transl.*)⁶⁸

The construction specifications called for six windows and one door, and two gable ends each with a chimney. One of the gable wall foundations was to be 10 French feet wide by 8 French feet long, a much larger depth to accommodate an oven. In the foundation walls were to be ventilation openings of cut stone (*soupiraux de pierre de taille*). With regard to the latter, the contract specifications put to rest the oft-assumed purpose of the vents. Repeated in several historical accounts of the house,⁶⁹ was the incorrect assumption that the vents were loopholes constructed to permit defense in case of attack by Iroquois.

The structure was to be fully covered with *crépi*. The construction contract required Bertrand to do the roughcasting – “the foyers were to be plastered and planed smooth inside and roughcast in full outside.” (*transl.*)

The house has been altered numerous times since construction. In 1810, interior renovations were undertaken by François Charpentier,⁷⁰ master carpenter, including the flooring, a new staircase from the kitchen to the attic storey, wood partition walls in all rooms excluding the main room on the ground floor and a bedroom, new doors, windows and cabinetry.

In 1870, the brick annex was built to accommodate the extended Hurtubise family.⁷¹ The new addition measured 22 feet 6 inches long by 34 feet deep. It was at this time that alterations were made to the roof of the original stone structure and the gallery added:

“(. . .), le versant avant du toit, incluant la projection au dessus de la galerie, est de pente uniforme et recouvre à la fois la maison de pierre et l'annexe, créant l'effet d'une seule toiture. Cette apparence unie résulte très probablement d'une seule campagne de construction. De plus, bien que la galerie attachée à l'avant de l'annexe soit plus basse que celle de la maison, les

68. ANQ, marché de construction, Adhémar, J.-B., 06 04 1739, page 1 and 2.

69. In the following texts the vents are assumed to be loopholes: Gubbay, Aline, *Old Westmount: A View of their Own*, page 16; Bleau, Annette, *Notre-Dame-de-Grâce, Montréal : activités, habitants, quartiers*, page 2; Service de la planification du territoire, *Architecture rurale*, page 147. Also in Roy Wilson's architectural plans of the house drawn in December 1957, the basement vents are identified as loopholes, refer to *The Hurtubise House*. These are the main texts published about the house, but there are other accounts that make the same assumption.

70. ANQ, Marché de menuiserie, 26 12 1809, Delisle, J.-G.

71. Stewart, Alan and Robichaud, Léon. *Étude patrimoniale de la maison Hurtubise*, page 48.



Figure 62

Hurtubise residence, *circa* 1900, Canadian Heritage of Quebec Foundation.

boiseries des deux structures sont très semblables. Dans les photos du tournant du siècle, on note aussi un autre changement. Un crépi travaillé à la truelle a été appliqué à la façade pour ressembler à des pierres taillées.”⁷²

The crépi scored to resemble cut stone is clearly evident in figure 62. Today, the stone is visible once again as the crépi was removed in a later renovation (refer to the architectural plans in figure 63 and 64 providing accurate renderings of the house as it stands today).

The Hurtubise house, with its well-proportioned features and graceful lines, represents the only surviving model of this type of vernacular architecture built in Côte Saint-Antoine.⁷³ The demolished ancestral Décarie residence (figures 55, 56 and 58) was the only other known masonry dwelling of a similarly evolved style.⁷⁴

72. Stewart, Alan and Robichaud, Léon. *Étude patrimoniale de la maison Hurtubise*, pg. 51.

73. The Hurtubise house is one of the few in Côte Saint-Antoine to have been carefully researched. Refer to Stewart, A. and Leon Robichaud's, *Étude patrimoniale de la maison des Hurtubise*.

74. As evidenced by maps and photographs, there were a small number of wood dwellings possibly of similar style, with gallery and bell-cast eaves, built in Côte Saint-Antoine prior to 1874. However, with little known about them and none surviving, the subject is one for further research.



Figure 63
Peter Lanken, architect, Hurtubise residence, existing south elevation, April 1997.



Figure 64
Peter Lanken, architect, Hurtubise residence, existing west elevation, April 1997.



Figure 65

Phillips' (formerly Lambert Leduc) residence. Left: J.C.S. Bennet, December 31, 1896, Notman Photographic Archives, McCord Museum of Canadian History, (MP-0000.235). Right: Photographer and date unknown, Archives of the Borough of Westmount.

Phillips' (formerly Lambert Leduc) residence, Côte Saint-Antoine Road⁷⁵

(Construction between 1731 and 1753, demolished between 1896 and 1900)

A Leduc family residence,⁷⁶ (figure 65), provides an example of another building style used in Côte Saint-Antoine. The structure is the only one of this particular style built along the côte road to have survived into the late 1890s. What makes it distinct from the others is its form, with large fire gables with raised parapets used as a decorative feature. It follows the urban design form of the period, featuring *mitoyen*, or party, walls rising above the roof. This feature was intended for row housing which share a common side wall, yet the building was a free-standing rural dwelling. Borrowing this urban form was not uncommon in rural settings. It was a phenomenon that arose after strict fire-code regulations were brought into force by Intendant Claude-Thomas Dupuy in 1727.⁷⁷

The house was located on concession 618C. At the time of the 1731 *aveu et dénombrement* there was a wood dwelling on the property, plus a barn and stable. Subsequently, the masonry dwelling replaced the original house. An inventory taken in 1753 upon the death of the proprietor, Lambert Leduc, described the dwelling as follows:

75. The civic address of the house in the 1896 photograph (figure 65) is 459 Côte Saint-Antoine Road.

76. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, page 112. The property was granted to François Prud'homme in 1690. It was acquired by the sons of Lambert Leduc dit Saint-Omer in 1713, and then inherited by Dominique Leduc Saint-Omer. In 1859, William Edmond Phillips acquired the property from the children of Dominique Saint-Omer in a sheriff's sale.

77. Moogk, Peter. *Building a House in New France*, page 52. Intendant Claude-Thomas Dupuy's 1727 ordinance concerned the "alignments, projections, chimneys, fireproof attic floors, stone gables above the roof line, mansard roofs and roofing materials" on new buildings.



Figure 66

H.S. Sitwell, detail of site of Phillips' (formerly Lambert Leduc) dwelling, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

"Les immeubles dependans des dites successions consistant ainsi que l'ont déclaré les dites parties en une terre sise a la dite côte St Antoine, de la contenance des trois arpents de front sur environ trente de profondeur tenant d'un coté a Jean Hurtubise, et d'autre côté aux représentans feu François Prud'homme, d'un bout aux représentans feu Delaunay et d'autre a la Dame veufue Lenete, la dite terre presque toute defrichée, et sur laquelle sont deux morceau de terre complantées en pommiers, et entourés de clôtures de pieux de cedre de bout Les dites clôtures sont vieilles et sur laquelle sont des bâtimens qui sont une maison de pierre et massonerie de quarante pieds de long, sur trente quatre de large, couverte de planches ayant deux cheminées, cloisons de separation, portes, chassis et contrevents, garnis de leurs ferrures et verres. Item, une grange de poteaux de cedre en terre d'environ cinquante pieds de long, sur trente de large couverte de paille. Item, une vielle etable de pièces sur pièces aussi couverte de paille tombant en ruine. Item, une vielle ecurie de pieux écaris couverte de pieux."⁷⁸

While the inventory provides a few basic details about the dwelling, its dimensions, construction materials, and wood work, the photographs in figure 65 greatly assist in furthering our understanding of the building. It was a one-and-a-half-storey structure with a cellar partially above grade, as discernible by the height of the steps up to a gallery and front door. It was symmetrical in design, with a central door and two window openings on either side. The chimneys were placed centrally in the building, with hearths back to back. There were five dormers on the front façade. The casement windows had twelve divided lights; six panes over two on the ground floor, and five over two in the

78. ANQ, inventory and division of land, Hodiesne, G., 06 10 1753, page 4.

dormers. Notable in the photograph of December 1896 is that three of the dormer windows had double-hung storm windows installed, which would have been a later addition, and the windows were shuttered on the ground floor only. As was the custom of the period of construction, the front door had a transom window.

Figure 65 reveals other alterations to the house from its original construction. It was built of fieldstone, with cut stone around the openings, and dressed stone on the gable parapets. The fine working on the corbel suggests a 19th-century renovation. While the roof was originally constructed of wood planks, at the time of the photographs, it was clad in tin laid in the diagonal pattern of a *toit canadien*. The building was in a state of disrepair in 1896. Rubble from the gables lies on the ground, the *crépi* on the side façade is disintegrating and the gallery and railing are rotten. Perhaps the photographs were taken shortly before the building's demolition.

The house was the dwelling of a prosperous owner. This is confirmed by the inventory taken upon the death of Lambert Leduc. The possessions and livestock listed were significantly greater than others of the period in that area.⁷⁹ Of its contemporaries, only the ancestral residence of the Décarie family was of similar size. It measured approximately 45 English feet, and the Leduc house measured 40 French feet. Both houses were built by third-generation *Canadiens*. Lambert Leduc was the grandson of *habitant* Jean Leduc who arrived in Ville Marie among its earliest inhabitants.⁸⁰ Lambert Leduc's father was commonly referred to as Lambert Leduc dit Saint-Omer, and thus on some maps, the name of the property is identified as Saint-Omer and its variations.⁸¹

79. Refer to the port-mortem inventories in list of notarial contracts provided in appendix 1.

80. Jean Leduc arrived in *Nouvelle-France* in the 1640s. One of the earliest notarial contracts for Jean Leduc dates to 1650, in which he partnered with Jean Décarie dit Lehoux in a reciprocal agreement to construct each others' dwellings. ANQ, accord, 18 11 1650, de Saint-Père, J.

81. On Frederick N. Boxer's Map of 1859 (figure 116), the property is identified as "St. Amare's."

Fish (formerly Décarie) residence, 39 Côte Saint-Antoine

(Constructed between 1731 and 1759, extant)

Located today at the north-east corner of Côte Saint-Antoine Road and Argyle Avenue is a stone dwelling standing on property that first belonged to Jean Cousineau in 1706,⁸² and was subsequently acquired by Paul Décarie (1655–1725) in 1713⁸³ (refer to table 1, Appendix I). The size of concession 622c, at approximately 4 x 28 arpents, was the widest granted in the côte. By the time of the *aveu et dénombrement* of 1731, Louis Décarie (1696–1754) had inherited the concession and acquired the neighbouring property, concession 623 (3 arp. wide). The *aveu et dénombrement* confirms that a stone house, with barn and stable, stood on the combined properties which totalled 7 arpents wide.⁸⁴

What became of that early stone dwelling? It is most probable that it was located on part of concession 623, which when sold to Simon Clarke included a stone dwelling that measured 28 French feet square.⁸⁵ That small size is certainly appropriate for a dwelling constructed in the early 1700s. Clarke likely inhabited the stone dwelling prior to building his cottage on Clarke Avenue in 1822 (refer to page 146).

While the *aveu et dénombrement* confirms that only one dwelling stood prior to 1731, it still leaves the question open regarding the construction of the stone house that stands today at 39 Côte Saint-Antoine Road. Another stone dwelling, measuring 35 1/2 French feet long by 29 1/2 French feet wide was built on concession 622 at some point between the 1731 *aveu et dénombrement* and 1759. The latter date is the year when a notarized inventory was taken of the possessions of Louis Décarie.⁸⁶ It is this second stone dwelling that is extant at the corner of Argyle Avenue. According to the *Canadian Municipal Journal*, the walls of the 18th-century former Décarie dwelling are incorporated into the house that stands today. "There were other old houses on the Saint-Antoine Road, the Decary [sic] House at the corner of Argyle Avenue (its walls are included in the present building)."⁸⁷

82. ANQ, inventory, 07 04 1759, Hodiesne, G. The *Livre terrier de la Seigneurie de l'Île de Montréal* notes that no contract could be found granting this concession to Jean Cousineau, page 118. However, in the inventory taken upon the death of Louis Décarie in 1759, the ownership of the land is traced back to a contract with Cousineau. On July 30, 1706, the Sulpicians granted Cousineau concession 622 in exchange for another property.

83. ANQ, land sale, 23 07 1713, Raimbault, P. See transcription, Appendix 1.

84. Roy, Antoine. "Le recensement des gouvernements de Montréal et des Trois-Rivières," *Rapport de l'archiviste de la Province du Québec* (RAPQ), page 87.

85. ANQ, land sale, 23 05 1796, Lukin, P., page 1.

86. ANQ, inventory taken upon death, 07 04 1759, Hodiesne, G., page 4.

87. *Canadian Municipal Journal*, Vol. IV, no. 8, 1908, page 293.

A construction contract has not been found for the dwelling, however this is not surprising given that so many members of the Décarie family worked as builders. Indeed, the house stood on the property where the Décarie stone quarries were located (refer to details of the Fortification Survey of 1871 in figure 68).



Figure 67
Doreen Lindsay, Fish (formerly Décarie) residence, 1999.

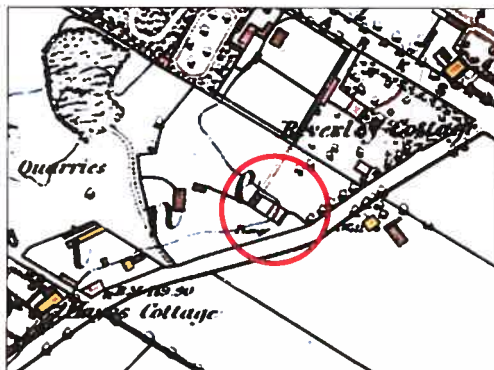


Figure 68
H.S. Sitwell, detail of site of Décarie dwelling, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

The description of the property and dwelling as recorded in the 1759 inventory provides some important details:

“les biens immeubles de la dite communauté consistent ainsi que l'une déclaré les dites parties en la quantité de six arpens de terre de front sur quarante arpens de profondeur située a la côte St antoine, tenante d'un bout par devant a la terre des pauvres de l'hôtel dieu de dite ville d'autre bout en profondeur aux terres de la côte nôtre dame des neiges, d'un côté a Jacques Lecuier et d'autre côté audit Louis Descarry, l'un desdits coheritiers, sur laquelle sont environ cens deux arpens en superficie de terre de frichée en dix sept arpens de profondeur sur lesdit six arpens de front, et sur laquelle sont des batimens consistans en une maison de pierre et maçonnerie de trente cinq pieds et demi de long sur vingt neuf pieds et demi de larger ayant une cheminée a chaque pignon d'icelle couverte de planches ayant planchers haut et bas, cloisons, portes, chassis et contrevents garnis de leurs ferrures et verres, tant bons que mauvais.

item une grange de soixante pieds de long sur vingt quatre de large de poteaux de cedre en terre cannelés couverte de paille un bout de laquelle sert decurié

item une étable de trente pieds de long et de vingt pieds de large aussi de poteaux en terre cannelés aussi couverte de paille.

sur laquelle dite terre est un verger de la contenance d'environ un arpens et demi de large sur trois arpens peu plus de long complanté en arbres fruitiers, comme pommes.”⁸⁸

The house has many features confirming its 18th-century origins, and its location and size correspond to the description above. Today, the original foundation walls still exist, and feature the same type of configuration as the Hurtubise and Claxton dwellings; that is, rubble stone walls with a wall running north to south through the centre of the foundations. Most of the central stone wall was removed at some point in the building's history, leaving only traces at either end where it joined the exterior foundations. According to author Aline Gubbay, “In the walls of the basement, which is low and without windows in the old French style, can be seen the remains of three huge round logs on which the house rested before being rebuilt on later square-cut beams laid over, not in, the foundation.”⁸⁹ New wall divisions of brick were constructed in the basement creating a series of small rooms. The ground floor of the structure sits at grade, a common characteristic of early construction techniques.

88. ANQ, inventory, 07 04 1759, Hodiesne, G., page 4.

89. Gubbay, Aline and Hooff, Sally. *Montréal's Little Mountain/La petite montagne*, page 24.

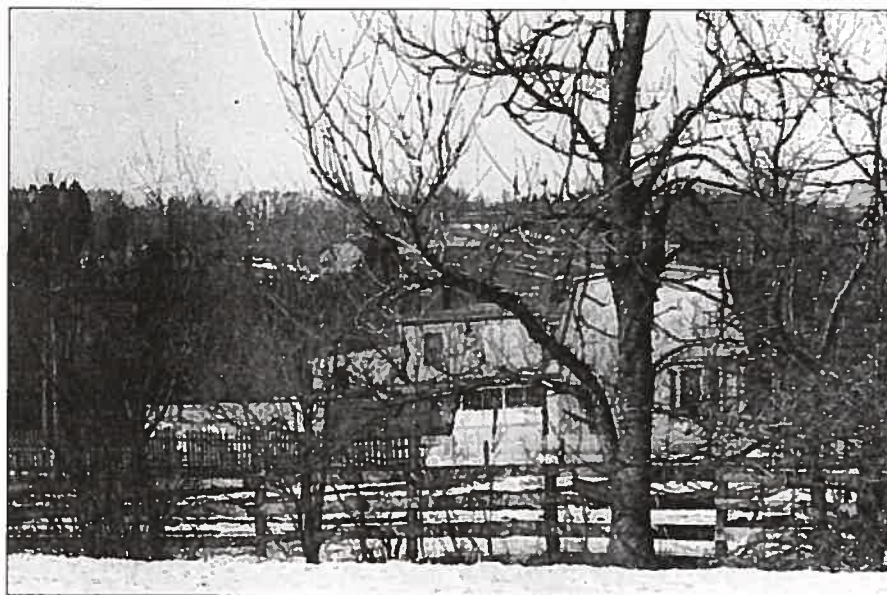


Figure 69

Detail, view of Fish (formerly Décarie) residence, 1892, photographer unknown, Archives of the Westmount Historical Association.

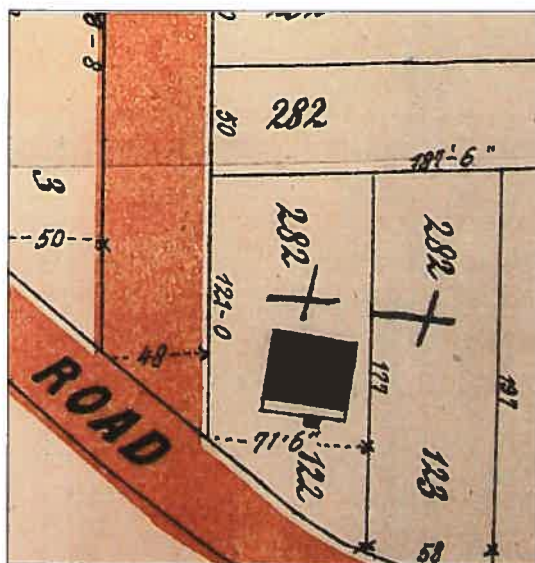


Figure 70

Joseph Rielle, detail, *Plan of property belonging to William Angus, William Notman, W.J.M. Jones, Ovide Dufresne, John Macfarlane and Alex Ramsay. Situate at Cote St. Antoine, Parish of Montreal, 1874*, McCord Museum of Canadian History, (#P009/D.06).

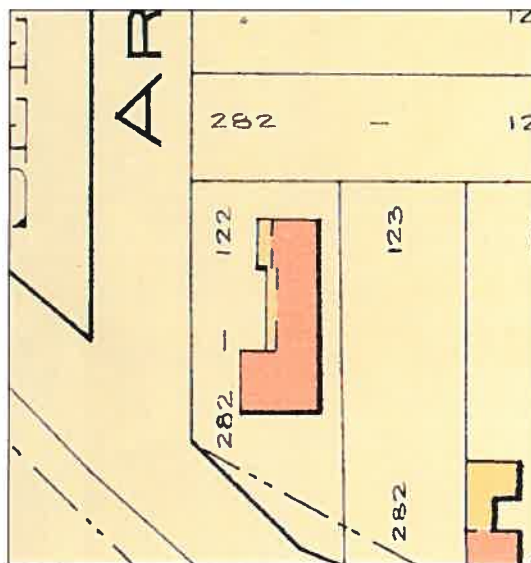


Figure 71

Charles E. Goad, detail showing Fish (formerly Décarie) residence on lot 282-122, *Atlas of the City of Montreal*, Volume II, Plate 70, 1890, McGill University, Rare Books and Special Collections.

Today, the 18th-century gables ends are evident in the attic story. The area between the ridge of the original gable and the later *faux mansard* roof was filled with rubble. On the exterior, all the walls were stuccoed concealing the alteration. According to architect Michael Fish, a previous owner of the house, the original gables were similar in the manner of construction and pitch to the original roof of the Hurtubise house.⁹⁰ The architect also noted that the original 18th-century fireplace on the western gable end, complete with its mantle, remains intact behind a later fireplace wall and surround.⁹¹

The property and house were inherited by Toussaint Décarie (1769–1842) and his wife, Marie-Anne Décarie, in 1801.⁹² In November 1827, Toussaint Décarie contracted Charles Boyer, *maitre entrepreneur*, to complete significant renovations to the dwelling's exterior and interior.⁹³ The alterations included the demolition of the front façade, *jusqu'aux rez de chaussé*, and new masonry work including the openings "qu'il aura lesquels auront des cadres en pierre." A new gallery and front stairs were to be added. The contract does not specify any details about the roof.

Inside, the house was gutted and entirely refitted. The contract specifies the division of the interior by partition boards, or *cloisons*, and four bedroom doors with six panels. The floors were ordered re-done, *haut et bas*; lower floors were to be crafted "à la façon Anglaise avec les planchers en dessous fait a joint quarré." A new staircase was ordered to access the upper storey. The contract details the woodwork, including the balustrades, skirting boards, chair rails, and *tringles*. The windows were specified to be of six lights over four, the glass to measure *sept sur huit*.

The dwelling underwent further alteration. Although the exact date remains unknown, it is certain that the work commenced after 1874. That year a property survey by Joseph Rielle (figure 70) indicates that the dwelling was still in its 1827 configuration.⁹⁴ That is, there were not yet any additions at the rear or eastern façades. Charles Goad's *Atlas of the City of Montreal* (figure 71) records the rear additions in 1890, and in a photograph attributed to 1892 (figure 69), it is apparent that alterations – including the *faux mansard* roof and changes to the gallery, plus the addition of

90. Telephone conversation with Michael Fish, Montréal, November 4, 2003.

91. *Ibid.*

92. ANQ, title deed, 28 03 1801, Chaboillez, L.

93. ANQ, construction contract, 04 11 1827, Ritchot, Pierre. See transcription, Appendix 1.

94. Joseph Rielle, *Plan of property belonging to William Angus, William Notman, W.J.M. Jones, Ovide Dufresne, John Macfarlane and Alex Ramsay. Situate at Cote St. Antoine, Parish of Montreal*, 1874, McCord Museum of Canadian History, #P009/D.06. This map was surveyed with regard to the sale of lots 280 by Jean-Baptiste Monarque and wife Julie Décarie. The Fish (formerly Décarie) dwelling is located on lot 282-122

Table 8

Ownership of the Fish (formerly Décarie) Residence and property
<ol style="list-style-type: none"> 1. Jean Cousineau (exchanged land elsewhere for concession 622, 1706) 2. Paul Décarie (1655–1725), spouse Marie Hurtebise (purchased in 1713 after Cousineau abandoned land) 3. Louis Décarie (1696–1754), spouse Marie Madeleine Picard (purchased from father, 1721) Eventually owned both concession 622 and 623; the latter he was granted after the first concessionaire, Joseph Chevaudier, abandoned it - refer to Table 1, Appendix I. 4. Jean-Louis Décarie (1736–1812), spouse Marie Louise L'Écuyer (Jean-Louis Décarie inherited concession 622, while his brother François inherited concession #623, transfer of rights, 1767) 5. Toussaint Décarie (1769–1842) son of François Décarie (1742–1775), Toussaint's spouse was 1st cousin Marie-Anne Décarie (inherited through spouse, the only child of Jean-Louis Décarie, 1801) With the death of Jean-Louis Décarie, Toussaint was heir to both concessions 622 & 623. 6. Benjamin Décarie (1810–1876), spouse Matilde Jubinville (as only surviving son Benjamin inherited from widowed mother, 1857). 7. Alexander M. Foster (purchased 1865) 8. Consortium comprising Wm. Angus, Wm. Notman, W.J.M. Jones, J. Macfarlane, A. Ramsay, O. Dufresne, D. Robertson (purchased for investment purposes, 1874) 9. Thomas Samuel (purchased, 1874) 10. Quebec Savings & Trust Company (purchased 1913) 11. Renée Olive Sauvalle, spouse George Ewing Cheese (purchased c.1913) 12. Marie Therese St. Laurent, spouse Guy Frank Lafferty (purchased 1946) 13. Peter Neville Quinlan, spouse Robin Arbuckle (purchased 1968) 14. Anne Douglas Johnson, spouse Michael Fish (purchased, 1968) 15. Anne Johnson Fish (current proprietor)
<p>Sources: 1: noted in inventory of Louis Décarie, ANQ, 07 04 1759, Hodiesne, G.; 2: ANQ, 23 07 1713, Raimbault, P.; 3: ANQ, deed of sale, 30 03 1721, Raimbault, P., min. notarial #2679. This deed is quoted in length in a later title deed for Benjamin Décarie, refer to ANQ, 28 03 1801, Chaboillez, L.; 4: Transfer of inheritance rights to Francois and Jean-Louis Décarie, ANQ, 10 04 1767 and 16 04 1767, Simonet. F. The succession is mentioned in a later title deed for Benjamin Décarie, refer to ANQ, 28 03 1801, Chaboillez, L.; 5: ANQ, title deed, 28 03 1801, Chaboillez, L.; 6: Testament of Marie-Anne Décarie, ANQ, 26 01 1857, Houle, J.-B. min. notarial #4906; 7: ANQ, deed of sale, 03 08 1865, Lighthall, N.; 8: ANQ, deed of sale, 23 05 1874, Beaufield, R., min. notarial #7251; 9: MJ-BPD, division Montréal ancien, registre B, vol. 178, registration #83360, deed of sale dated 28 10 1874, Brais, P.; 10: MJ-BPD, division Hochelaga-Jacques-Cartier, Fry, H., min. notarial #11119, 17 02 1913; 11: MJ-BPD, division Hochelaga-Jacques-Cartier, acquired through will, refer to certificate #546,633, testament #546,634 and declaration #546,635, all registered 22 03 1943; 12: MJ-BPD, division Montréal, registration #663468, Gibb, R.W., 14 08 1946; 13: MJ-BPD, division Montréal, min. not. #5535, registration #2065816, Wickham, A.T., 23 05 1968; 14: MJ-BPD, division Montréal, registration #2084592, Wickham, A.T., min. not. #5598, 15 08 1968.</p>

windows on the west façade and the construction of another dwelling and sheds at the rear – were done by that time.

Although Edward Maxwell may have been the architect credited with designing the Regency-style gallery and mansard roof that the house still has today,⁹⁵ no record of the work can be found in the archives of the architect. The 1892 photograph (figure 69) confirms that the mansard roof, gallery and bay window on the ground level had already been added. The Maxwell office started in 1892, and thus it is almost certain that it was not their work. In 1896, Maxwell did design and build two semi-detached dwellings on lot 282-123 to the east of the Fish residence, numbered 35 and 37 Côte Saint-Antoine. That same year, Maxwell also made alterations to the small end dwelling located at the rear of the Fish residence on Argyle Avenue, today numbered 415 and 417, enlarging and converting it into a duplex and redesigning its front façade.⁹⁶ All these properties, including 39 Côte Saint-Antoine, were owned at the time by Thomas Samuel.⁹⁷

In conclusion, the type of rural dwellings built in Côte Saint-Antoine during the 18th century paralleled others constructed in the Montréal area. This is expected as Côte Saint-Antoine residents shared similar backgrounds, drew upon tradesmen active in the Montréal area and followed traditional building methods prevailing at the time.

About half the early dwellings listed in the *aveu et dénombrement* of 1731, were built of wood, and records indicate that these were progressively replaced by stone during the first half of the century. Where Côte Saint-Antoine may move marginally ahead is in a slightly higher proportion of stone dwellings in comparison to other areas in the early decades of the 18th century. The latter is a sign of established, prosperous farms.

95. Beaupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Volume 1, page 69. The question regarding Maxwell's possible involvement in the house arose from some preliminary research of architect and previous owner Michael Fish, who noted that Maxwell had done work for Thomas Samuel in the 1890s.

96. It is possible that the Maxwells did some very minor alterations to the Fish dwelling in 1896 while working on the neighbouring buildings. Windows were added to the west façade at some point after 1892. It is plausible that for minor work drawings were not done or were lost, however it would be speculation to claim the Maxwell's involvement as it has proved inconclusive.

97. Ministère de Justice, Bureau de la publicité des droits, division Montréal ancien, Thomas Samuel purchased the land and dwelling on lot 282-122 on October 28, 1875, from Wm Angus, W.J.M. Jones, J. Macfarlane, A. Ramsay, Ovide Dufresne and W. Notman, registre B, vol. 178, page 459, #83360.

Whether of wood or stone, the design of the rural dwelling changed little during the period and featured many elements common to the area. The detached, one-and-a-half storey rectangular buildings varied from an almost square to an elongated rectangular form. The buildings generally feature low cellars and front steps at grade or nearly flush (in the case of the Hurtubise house, the cellar windows and vents are at grade and the ground floor four feet above, while the Claxton house was built directly at grade).

The gable roofs, with a straight pitch, were punctuated by dormer windows built at the wall-plate level. A transition of roofing design during the period is seen with the roof coverings, which comprised wood planks in the early 1700s and with time and prosperity, were upgraded to cedar shingles or tin laid in the diagonal pattern of the *toit canadien*.

The window and door openings were few and most often asymmetrically positioned. The openings generally included one front door, and two or three windows. The number of openings was directly influenced by practical and economic concerns. Glass was costly, as it was imported, and the loss of heat incurred through the openings was prohibitive.

What is so aesthetically pleasing about the vernacular architecture of the 18th-century Montreal area is its modest rectangular form with gable roof. This is contrasted by the asymmetry of the doors and windows, where one often finds the spacing between haphazardly considered. While the contrast between these regular and irregular elements of the design may seem at odds, instead they combine to produce a distinctly local rural dwelling of superbly balanced proportion.

Within the 18th-century masonry dwellings examined for this study, nearly all conformed to the rural type described, with the exception of two farmhouses. The Phillips' (formerly Leduc) dwelling borrowed an urban form, and the small Saint-Germain dwelling, one of the earliest known examples in the côte, preceded the design type described above. Fortunately, several fine examples of these dwellings are extant today.

Chapter 3

Rural Domestic Architecture: 1800 – 1874

3.1 The new builders: from the turn of the 19th century until the creation of the village (1800 – 1874)

The turn of the 19th century brought about changes to Côte Saint-Antoine. While these were slow to affect its character, ultimately it evolved from a small rural area – initially of just thirteen concessions – into a growing community necessitating the construction of a local church in 1853 and the creation of a village in 1874. What took place during this period in terms of environment, architecture and cultural landscape?

The introduction of the country villa and cottage was the first significant change to the formerly strictly rural area. The turn of the century brought with it concepts of domestic architecture that reflected cultural influences introduced by the British. It was in 1802 that the first villa was built on the slopes of Côte Saint-Antoine. In tandem with the newly introduced dwelling was a change in the pattern of the landscape, seeing the subdivision of the original concessions into smaller portions. Previously the land had been passed from generation to generation, largely within the same interrelated group of families. The 1800s saw the beginning of a new wave of interest in the area, which saw profits from land sales rise to new heights rendering the sale of land more lucrative than its cultivation. Notice of a court-authorized estate sale published in 1859 (figure 72) demonstrates the new market reality; the advertisement tempts the prospective buyer by boasting “Cette terre par sa proximité de la cité de Montréal est propre à être divisée par lots à bâtir pour Villas et Cottages. Le site est des plus charmants ayant une vue étendue sur la cité de Montréal et le Fleuve St. Laurent.”¹

With the emergence of the cottage in the 1820s came the summer resident. The land was still farmed by both villa and cottage owners, but it would soon follow that the entrepreneur looking to develop land for lease or resale eyed the picturesque mountain views and attractive landscape of the côte. It was these land developers that built the first terraced housing outside Montréal's western limits. Metcalfe Terrace introduced yet another new architectural style and dwelling type.

The mid-1800s ushered in the urbanization of Côte Saint-Antoine. The single-family home and the division of the land into individual lots was to slowly, but progressively, alter the landscape over the next fifty years. The community took on a different pattern of life, and with it, the necessity for a more organized social structure. The Village de Notre-Dame-de-Grâce was incorporated in 1874, reflecting the changing identity and character of Côte Saint-Antoine.

1. “Vente Par Autorité de Justice,” *La Minerve*, Volume XXXI, No. 57, February 17, 1859, pg. 3.

VENTE
Par Autorité de Justice.

SERA VENDUE au plus offrant et dernier enchérisseur, au Bureau des Soussignés, No. 20, Petite Rue St. Jacques, LUNDI, le 7 MARS prochain, à 11 heures du matin :

CETTE SUPERBE TERRE ci-devant la propriété de feu DOMINIQUE LAMBERT St. OMER, Ecuier, Notaire, située à la côte St. Antoine, paroisse de Montréal, à environ deux milles de Montréal, contenant trois arpents de front sur 30 arpents de profondeur, le tout plus ou moins, tenant par un bout par devant, partie aux Dames de l'Hôtel-Dieu, St. Joseph de Montréal, et en partie aux représentants Miller, d'autre bout par derrière à William Foster Coffin, écuier, d'un côté à Joseph St. Germain et d'autre côté à Isaïe Hurtubise, avec une maison de pierre et autres bâtimens dessus construits.

Cette terre par sa proximité de la cité de Montréal est propre à être divisée par lots à bâtir pour Villas ou Cottages.

Le site est des plus charmants ayant une vue étendue sur la cité de Montréal et le Fleuve St. Laurent.

Il sera donné un titre incontestable à l'acquéreur.

Les conditions seront énoncées le jour de la vente, on pourra les connaître avant ce temps en s'adressant aux Soussignés.

J. A. LABADIE,
N. P.,
J. O. A. LABADIE,
N. P.

Montréal, 15 fév—17—tsd

Figure 72

Advertisement, "Vente Par Autorité de Justice," *La Minerve*, Vol. XXXI, No. 57, February 17, 1859, page 3, BNQ.

The advertisement is for the Saint-Omer farm which was purchased by Edmond Phillips (refer to list of proprietors in Table 1, concession 618C).

Locating the dwellings

The Fortification Survey of 1871 accurately locates all the dwellings existing in the study area at that time. With the exception of a few dwellings demolished by 1871, it provides a good indication of the area's development from the 1730s onward. As this study ends at 1874 – three years after the survey – the map is a useful tool, but not a complete picture. Table 9 lists all the known dwellings built between 1800 and 1874, and figure 39 indicates the location of the dwellings singled out for individual study.

Notable on the Fortification Survey is that some dwellings are identified by name, while others are not. For example with the villas, one notes "Monklands," "Rose Mount," "Forden," and with the cottages, there are "Braemar" and "Clarevue," among others. The early dwellings built by the *habitants* and their descendants were not named, while many built by the newer English-speaking residents were. They followed a tradition brought with them from Britain, where even today, many dwellings are named.

Table 9 ²

1800 – 1874: Known Extant Residences ³ (*analysed individually in text)	
Construction date	
1803	Monklands ,* 4245 Décarie (built by Hon. James Monk)
post 1804; ren. c1847	Rose Mount ,* 16 & 18 Severn (possibly built by James McGillivray)
pre-1844	Metcalfe Terrace ,* 168 Côte Saint-Antoine (built by Moses Judah Hays)
pre-1844	Metcalfe Terrace ,* 178 Côte Saint-Antoine (built by Moses Judah Hays)
1847	Braemar ,* 3219 The Boulevard (built for John Eadie)
1847	Riverview ,* 513 – 515 Côte Saint-Antoine (built by Justine S. Hurtubise)
1863	5 Rosemount
1863	27 Rosemount
1865	61 Rosemount
c1865	473 Clarke
c1865	476 Mountain
pre-1868	Rosemount Cottage, 451 Mountain
pre-1868	59–60 Rosemount
1868	Harlow Welsh House ,* 490 Mountain (built by Daniel Wilson)
1869	Isabella Nicol ,* 649 Côte Saint-Antoine
1870	605 Côte Saint-Antoine ,* (built by the Congrégation de Notre-Dame)
1870	Joseph Décarie Residence ,* 3761 Vendôme
pre-1871	Edgemount, 512 Clarke
1872	358 – 364 Olivier
c1872	Hazelhead ,* 364 Metcalfe
1873	3274 Cedar
1800 – 1874: Known Demolished Residences (*analysed individually in text)	
Construction date	
1822	Clarke Cottage ,* Clarke Avenue (built by Simon Clarke)
1827	Forden ,* (built by Charles Bowman)
pre-1844	Metcalfe Terrace ,* Côte Saint-Antoine (two of four, built by Moses J. Hays)
1847	Clarevue ,*(built for William Footner)
pre-1850	Mount Pleasant ,*(above Côte Saint-Antoine, east of Rose Mount)
post 1857	West Mount ,* (built by William Murray)
post 1857	Alexander Murray Residence (near West Mount)
pre-1871	Elm Cottage ,* (on Côte Saint-Antoine)
pre-1871	Braeside Cottage ,* (on Côte Saint-Antoine)
pre-1871	Hays Cottage ,* (on Côte Saint-Antoine)
pre-1871	Cessford House (on hill, off Clarke)
pre-1871	Sherbrooke House (above Sherbrooke, below Rose Mount)
pre-1871	Beverly Cottage (lot near Clarke above Côte Saint-Antoine)
pre-1871	Stanley Villa, (at west end of Dorchester)
pre-1871	Harvie House ,* 355 Metcalfe
pre-1871	Six dwellings built along Dorchester - four of stone and two of wood

2. For the dwellings that are individually analyzed (*) please refer specifically to their notes for the data sources. For the remainder, the data sources were: Beaupré, Pierre and Michaud, Josette *et al. Westmount : analyse du patrimoine immobilier*, Vol. 1; and the Fortification Survey of 1871.

3. Only “known” dwellings built before 1874 are listed. Not included are dwellings, such the one at 523 Argyle, for which no documentation has been found attesting to a construction date.

Fur Traders and Visionaries: Their country villas and cottages

The Villas

The first wave of new building in Côte Saint-Antoine began in the early 1800s. It was then that the fur traders and merchant élite, men who, in addition to James Monk, Simon Clarke and his son John, included John Ogilvy, William Hallowell, Charles Bowman, William Murray, John McKenzie, John Young and William McGillivray. Several of these men worked for, or were associated with, the North West Company, a fur trading company that made many of them wealthy men. Others, like John Young, made their money in the railroad and shipping. Like the *habitants* who preceded them, some of these men arrived in the new country with little, successfully adapting to new conditions and vocations to better their fortunes.

The residences they built reflected their success. While their homes were not modest in size or style, their numbers were. There were just six villas built,⁴ yet they dominated attention and generated lasting impressions; although they were not typical of the domestic architecture in Côte Saint-Antoine at the time.

In their 1988 study, Beaupré Michaud architectes defined the villa as follows:

We wish to underline here that, in Westmount, it is very difficult to determine the dividing line between a detached cottage and a villa, no doubt because this rural territory was very rapidly transformed into a suburb. As early as 1870, its inhabitants lived there as though in the country, but more often than not permanently, so that the villas found there do not have all the rural features which identify, for instance, the villas around the perimeter of the Island of Montreal. Of course, the old residences, previous to 1870, i.e. "Forden", "Westmount", "Rosemount", "Weredale", "Mount Pleasant" were authentic villas - huge structures standing in the middle of ornamental gardens, with a river view, adjacent greenhouses and accessory buildings, but many of the houses built between 1870 and 1890 kept some of these features, the most lasting of which was the Riverview. In our study, we have designated by the term "villa" the houses built to take advantage of the rural landscape.⁵

The definition of a villa used for this study corresponds to the "authentic villa" described by the Beaupré/Michaud study, broadly characterized as a large residence surrounded by ornamental gardens and splendid views of the countryside. However, this

4. These were Monklands, Forden, West Mount, Rose Mount, Mount Pleasant, and Weredale Lodge. The latter was not included in the study area.

5. Beaupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Volume 1, page 77, note 59.

study does not include the later dwellings built after the mid-1800s within the same category as they fail to exhibit other characteristics of the villa. Important to the understanding of the typology of the villa is the notion they were country estates, owned by wealthy individuals, symbolic of their fortune and responding to their desire to seek the idyllic pleasure of the countryside.

James S. Ackerman notes in *The Villa: Form and Ideology of Country Houses* many characteristics of a villa, but singles out the concept that it fulfills an ideological need of the proprietor, i.e., that of enjoyment of the countryside, as one of the principal criteria:

"Though it may also be the center of an agricultural enterprise, the pleasure factor is what essentially distinguishes the villa residence from the farmhouse and the villa estate from the farm. (. . .) Today as in the past the farmer and the peasant, whether poor and oppressed or rich and independent, do not as a rule regard country life as an idyllic state, but accept it as a necessary and often somewhat antipathetic condition. In the folklore of all ages, the country dweller, with some misgivings, has longed for the stimulation and comforts of city life. The city dweller, on the other hand, has typically idealized the country life and, when means were available, has sought to acquire a property in which it might be enjoyed."⁶

While the Beaupré/Michaud definition of the villa includes the detached, single-family homes that appeared between the "1870s and 1890s," they are excluded from the definition of the traditional villa used in this study (and will be discussed further on in a section dedicated to the detached, single-family residence). Ackerman describes the phenomenon of the broadening of the villa typology through the 18th century:

"The most radical mutation in the history of the villa occurred in the early nineteenth century when the villa ideology became democratized and accessible to the growing body of lower-middle-class city dwellers. The causes were complex: they included the rapid growth of central cities at the expense of the countryside; industrialization; steamboat, rail and trolley transportation; the effects of eighteenth-century egalitarian social philosophy; and romanticism. (. . .) The garden-city movement of the later nineteenth century appropriated as much as possible of villa ideology into its blurred vision of urban and rural values. Ultimately, the term "villa" came to be applied to any detached or semi-detached residence, whether in the city, suburb or country, with a little more open space around it than dwellings in the densely populated streets of the urban core. This development, however, did not affect the evolution of the villa in its traditional sense, (. . .).⁷

6. Ackerman, James S. *The Villa: Form and Ideology of Country Houses*, pages 9–10.

7. *Ibid*, pages 17–18.

On the island of Montreal, the slopes of Mount Royal further to the east became the most enviable spot to build the grand mansions of the day. The "New Town" was later dubbed the "Golden Square Mile" in reference to the affluence of its residents. In his study of the development of the New Town, David Hanna observes the following about the fur barons who located their summer homes in Côte Saint-Antoine:

"One by one they purchased a farm or two in "côte Saint-Antoine", transforming them into estates made up of a country house and ornamental gardens with the remainder of the lot continuing as farmland, probably by lease or hire. House sites were invariably chosen to take full advantage of the sweeping view of Montreal, the St. Lawrence river and the plain beyond. A fundamental condition for creating a prestige neighbourhood had been acknowledged by these first owners, and their action virtually guaranteed high real estate prices, affordable only by the wealthy, indefinitely into the future."⁸

Yet in several cases the lots purchased by these men were sold at auction or by sheriff's sale. The land they purchased for their villas was done so at bargain prices, certainly a key factor rendering the elevated views from Côte Saint-Antoine's slopes more attractive. They demonstrated their business savvy by buying real estate at a time when Côte Saint-Antoine's agricultural use was just beginning to shift; they both anticipated and shaped the ensuing changes. The same occurred when the fortunes of the villa owners faltered; John Eadie and William Footner benefitted from the financial troubles of Asa Goodenough with their purchase of the Rose Mount estate in 1846.⁹

According to David Hanna, James McGill was one of the first fur traders to build on the Mount Royal's southern slopes in 1778.¹⁰ He built a stone farmhouse called Burnside Hall on land which later became the campus of McGill University. However, McGill did not build a villa, but a traditional *maison québécoise* on his small working farm. One of the earliest villas belonged to Joseph Frobisher, who some twenty years after McGill, built his summer house – a hybrid between farmhouse and villa called "Beaver Hall" – on a property neighbouring McGill's that gave its name to Beaver Hall Hill. William McGillivray's uncle, Simon McTavish, began construction in 1800 of one of the most lavish villas in

8. Hanna, David. *The New Town of Montreal. Creation Of An Upper Middle Class Suburb On The Slope Of Mount Royal In The Mid-Nineteenth Century*, page 14.

9. The following purchases were made through sheriff sales: the Leduc farm (concession 620C) was purchased by James Paterson and David Lewis MacPherson; Rose Mount, then owned by Asa Goodenough (originally concession 624) was purchased by William Footner and John Eadie; and the McKenzie estate (originally concession 625) was purchased by Joseph Savage.

10. Hanna, David. *The New Town of Montreal. Creation Of An Upper Middle Class Suburb On The Slope Of Mount Royal In The Mid-Nineteenth Century*, page 14.

Montréal at that time.¹¹ He selected a piece of land high on the mountain's slope. McGillivray followed on his uncle's heels with the construction of Rose Mount in 1802, and James Monk built Monklands in 1803. The latter two villas were built on the western summit of Mount Royal, thus becoming the first to occur in Côte Saint-Antoine.

Development on the mountain's eastern summit would surpass Côte Saint-Antoine's. Aside from the obvious influence of the closer proximity of Montréal to the eastern summit, there was another reason for the differing development pattern of the two areas. There was a strong dividing factor between the two. In defining the boundaries of the New Town David Hanna strikes upon the *raison d'être*:

"On the southern slope of the mountain, it [chemin de la Côte-des-Neiges] served as a boundary between the fields of "la côte Saint-Antoine" on the east side and the huge Sulpician Order domain on the west side. It also marked an important boundary in eventual development as the fields on the east side were developed for urban land-use during the third quarter of the nineteenth century, while the Sulpician domain was held intact from urban encroachment until the last quarter of the century. Hence, as the road marks not only a boundary in early cadastral tradition but also in urban townscape, it will be accepted as the western boundary (. . .)." ¹²

The Domaine was a farm and working mission only until the early 1700s. It became a summer retreat for Sulpician priests in the 1840s.¹³ From that point west, Côte Saint-Antoine remained a rural setting until the 20th century.

This section will examine the early villas that were built in Côte Saint-Antoine starting with the first built in 1803.

11. *Ibid*, page 16. McTavish died during its construction and the villa was never completed.

12. Hanna, David. *The New Town of Montreal*, page 12.

13. Some have even gone so far as to refer to the Domaine de la Montagne as the first villa. This interpretation and use of the term "villa" does not reflect the type of dwellings constructed in Côte Saint-Antoine and surroundings. "La première villa construite à Montréal fut érigée dès 1690 par les Messieurs de Saint-Sulpice. Entourée de murs fortifiés, elle devait servir de mission pour les Iroquois et les Hurons, mais assez tôt, le fort pris l'aspect d'une résidence d'été. Les prêtres âgés pouvaient y faire des promenades contemplatives au milieu de jardins où l'on trouvait, d'après les descriptions de contemporains ravis, une fontaine, un grand bassin et des "vignes, pruniers, pommiers et d'excellents poiriers dits Bons Chrétiens." de Prey, Pierre and James, Ellen. *Les Villas de pline et les éléments classiques dans l'architecture à Montréal*, page 1. While the Domaine's grounds featured some characteristics in common with country villas, such as ornamental gardens and pools, it was a property enclosed by a high stone wall rendering it an inward-looking, not an outward-looking environment. The latter is a defining characteristic of a country villa. Another important difference is that the Domaine de la Montagne was not a privately owned family residence, but rather, a country retreat (after the 1800s) owned by a religious order.

Monklands, 4245 Décarie Boulevard (Constructed 1803, extant)

Of the villas that were built in Côte Saint-Antoine, Monklands is one of the few which remains in near-original condition. It was among the first built,¹⁴ erected by James Monk who purchased a portion of former Décarie land in 1796¹⁵ and erected his residence there in 1803.¹⁶ The property originally formed part of the northern reaches of concession 616 (2), where the chemin de la Côte Saint-Luc met with the chemin de la Côte des Neiges. In notarial contracts dating after its construction, Côte Saint-Antoine Road was at times referred to as the road leading to or from Monklands.¹⁷

While the residence itself is officially recognized today for its architectural value and conservation, the prominence of Monklands is also due in large part to its first proprietor and subsequent residents. James Monk spent his youth in Halifax and became the solicitor general of Nova Scotia in 1774. In 1792, Monk moved to Québec to become the *procureur-général du Bas-Canada*, and in 1794, Monk was nominated as the chief judge of the *Cour du banc du roi*, a posting that brought him to Montréal.¹⁸ In *Les chemins de la mémoire*, art historian Wendela Stier writes:

La maison James-Monk (Monklands) est une des plus anciennes villas classiques, ou néo-palladiennes, qui aient survécu au Canada. Elle ne consiste pas seulement en coquille de maçonnerie historique, mais elle abrite aussi beaucoup d'éléments de décoration intérieure dans le style des frères Adam et qui datent de l'époque de sa construction en 1803. Quant aux modifications et ajouts, tant à l'extérieur qu'à l'intérieur, ils n'ont pas trahi la conception d'origine. Cette situation et l'excellent état de conservation sont rares au Canada, et classent cette villa parmi les plus beaux monuments de notre patrimoine architectural.¹⁹

14. The earliest of the new villa residents in Côte Saint-Antoine were the Honourable James Monk and Simon Clarke who each purchased their land in the spring of 1796. William McGillivray purchased his land in 1804 and Rose Mount's date of construction is unknown.

15. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, page 110. (Refer to chart, pg 59). ANQ, Papineau, P., 27 04 1796, min. notarial #2443.

16. ANQ, construction contracts, 03 03 1803, Guy, L., min. notarial #102, and 16 06 1803, Guy, L., min. notarial #140. The first contract was for the construction of the masonry house and the second for the carpentry work.

17. By way of example refer to: ANQ, Gibb, I.J., deed of sale, 29 10 1846. The land purchased by John Eadie and William Footner was partially situated as "westward of the road leading from Monklands," pages 1–2.; and see also ANQ, Gibb, I.J. 27 10 1847, page 1.

18. Stier, Wendela. "Maison James-Monk (ou Villa Maria)," *Les chemins de la mémoire*, pg. 46.

19. *Ibid.*



Figure 73
 Monklands, date and photographer unknown,
 Archives of the WHA, (#B023).

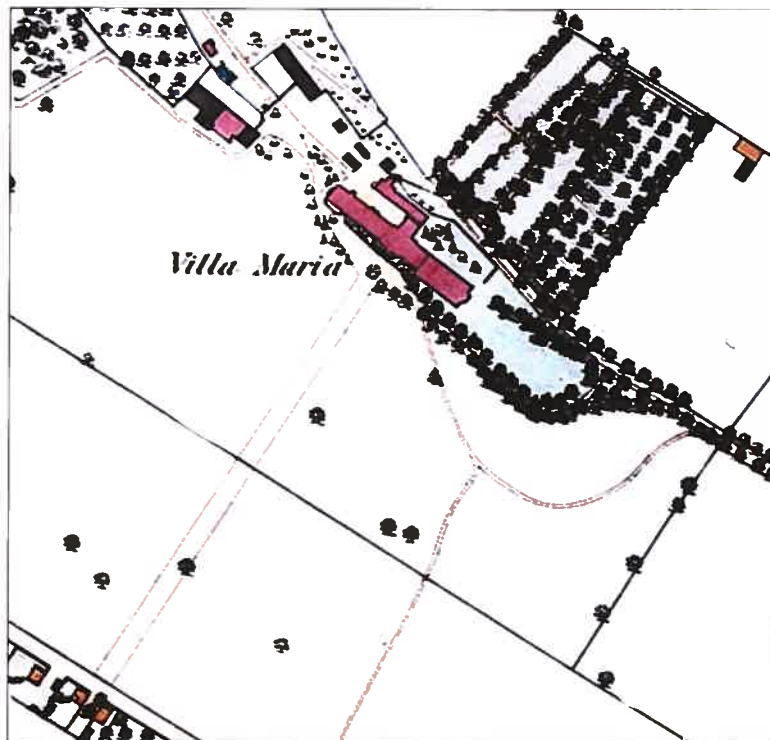


Figure 74
 H.S. Sitwell, detail, *Fortification Survey*, 1871, Sheet V, Plan I, NAC,
 Ottawa, NMC 004079.

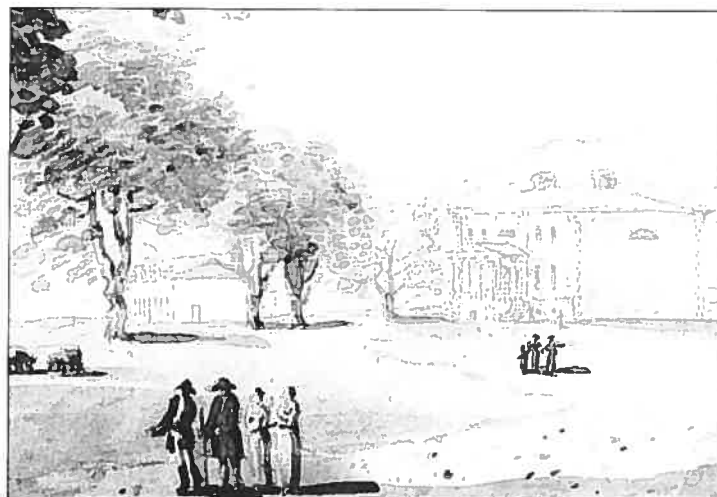


Figure 75

George Heriot, detail,
James Monk's residence,
watercolour, 1817,
National Archives of Canada.
Reproduced from *Les
Chemins de la mémoire*,
volume II, page 147.

In March 1803, James Monk contracted master masons Gilbert Duchatel and Jean-Baptiste Sené to construct the dwelling.²⁰ While the contract is missing from the archives, and thus, the specifications are unavailable, an early watercolour by Georges Heriot (figure 75) reveals important details about the building's original design. The front façade is little changed with the exception of two important elements, the portico and roof. Originally a pediment crowned the portico and access was provided by two matching curved staircases. Alterations in 1844²¹ added a balustraded balcony and an imposing central staircase leading directly to the front door (refer to figure 76). Also in 1844, the height of the roof and chimneys were increased and two arched dormers with round tops were added. The volume and use of the third floor was increased with the replacement of the original, low hipped roof, and a rear extension and two colonnaded wings were added.

In 1824, at the age of 79 years, James Monk retired and returned to England. He died in 1826 and left the property to his daughter, Elizabeth Aubry. She did very little in terms of architectural changes, and in 1844, she rented the building to the government who converted it into a resident for the Governor-General. Lord Elgin took up residence at Monklands until 1849. It was for Elgin's stay that the alterations were done.²² The work was done by the *Conseil des travaux publics*, or Board of Public Works, who hired contractor George Bowie. Due to escalating political disaffection in 1849, culminating in the burning of the parliament building and the relocation of the capital, Lord Elgin

20. ANQ, marché, 03 03 1803, Guy, L. This contract is listed as "missing" from the archives.

21. ANQ, construction contract, 14 03 1844, Griffin, H. The cost of the alterations were significant at £3212.

22. Stier, Wendela. "Maison James-Monk (ou Villa Maria)," *Les chemins de la mémoire*, pages 146–147.



Figure 76

Monklands, *circa* 1893, Collection of Notman Photographic Archives, McCord Museum of Canadian History. Reproduced from *Les Chemins de la mémoire*, page 146.

departed Monklands for Upper Canada. It was feared that the location was too isolated to be able to provide him with sufficient security. The government gave up the residence.

After falling into disrepair, Monklands was purchased in 1854 by Congrégation de Notre-Dame who have maintained the building to this day. Two additional buildings were added to each side of the colonnaded wings providing residences for the members of the Congrégation and classrooms for their school, called Villa Maria. Until very recently, the land was still farmed and today it remains the only pocket of undeveloped land west of the summit, and within the study area.

"La villa, qui présentait à l'origine le carré d'une maison néo-palladienne anglaise, fut plus tard agrandie afin de servir de résidence d'été pour le Gouverneur général; elle fut alors dotée d'ailes à colonnades d'ordre toscan. Ces prolongements étaient conformes à l'esprit d'une villa, qui est d'embrasser le paysage."²³

23. de Prey, Pierre and James, Ellen. *Les Villas de pline et les éléments classiques dans l'architecture à Montréal*, page 1.

Rose Mount ²⁴ (Constructed after 1804, enlarged *circa* 1861 – , extant)

The property, originally concession 624, was first granted to René Bouchard dit Lavallée on January 5, 1708.²⁵ In 1726, the land was sold to René Lecuyer²⁶ and the *aveu et dénombrement* of 1731 confirms that a stone dwelling, plus a barn and stable, were located there (refer to Table 1, Appendix I). What became of this early 18th-century residence is unknown, however by 1846 it no longer existed as evidenced by a detailed land survey prepared by H.H. MacFarlane (figure 77).²⁷

In 1804, William McGillivray (1764–1825), at the time a partner and dominant force in the North West Company, purchased concession 624.²⁸ McGillivray owned other properties nearby on the escarpment in the Saint-Antoine suburb (not to be confused with Côte Saint-Antoine). His purchase on the slopes of Côte Saint-Antoine was perhaps inspired by the site of Simon McTavish's lavish villa then under construction midway up the incline of Mount Royal's eastern summit – a prominent location also notable for its splendid views. McTavish was William McGillivray's uncle and business partner.

The Rose Mount villa and property provide a challenging case study. Challenging, in that there has been a lot of confusion surrounding the origins and architectural evolution of the dwelling. Proving most perplexing are unresolved questions about who built the villa, and what today, if anything, remains of the original structure. Rose Mount was altered several times in its history, culminating with its division into two separate residences in the mid-1800s. Studies conducted in recent years were not able to conclusively determine Rose Mount's architectural history.²⁹

24. On original maps and deeds, the property was referred to as "Rose Mount." Today, the street of the same name (the original driveway to the villa) is spelled as one word, "Rosemount."

25. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, page 119. (Refer to chart 1, pg. 67).

26. ANQ, contract of sale, 16 08 1726, LePailleur de la Ferté, M. The contract was between René Bouchard dit Lavallée and Marie-Anne Savageau, his wife, to René Lecuyer. See transcription, Appendix 1.

27. ANQ, deed, 29 10 1846, Gibb, I.J. An attached survey (figure 77) indicates that the only buildings on the property other than Rose Mount were stables. Due to their large size, it is unlikely that they once belonged to an 18th-century dwelling. They may have incorporated the original dwelling for use by the property's groundsman, but this hypothesis has not been verified.

28. ANQ, deed of sale, Chaboillez, L., 29 09 1804. Also refer to: AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, page 121. The document notes that the sale was registered (*ensaisiné*) on 28 06 1805. A continuation was granted in 1806, for a parcel of land backed by the chemin de la Côte des Neiges, refer to: ANQ, 02 12 1806, Chaboillez, L.

29. Two commissioned studies are inconclusive: de Caraffe, Marc, and Clerk, Natalie. 16, *rue Severn, Westmount, Québec*, for the Historic Sites and Monuments Board of Canada; and Beaupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, for the City of Westmount.

In an effort to determine if McGillivray built Rose Mount, an investigative foray into his land holdings and dwellings in the vicinity was made. The following documents the findings, but unfortunately does not resolve the question:

In addition to the land in Côte Saint-Antoine – concession 624 being the primary holding purchased in 1804 – McGillivray bought several smaller parcels of land in the vicinity. Among the earliest was in the Saint-Antoine suburb beside the farm of Pierre Guy and in front of the road of the Domaine de la Montagne (today's Fort Street). McGillivray purchased 3 x 12 arpents from Clément Perras, with an orchard and wood house on May 19, 1802.³⁰ This property is the site of the CCA gardens today. In 1806, McGillivray was granted land by the Prêtres de Saint-Sulpice on the chemin de la Côte-des-Neiges. This land was previously granted as a continuation to Jean-Louis Décarie, and was located behind Côte Saint-Antoine's northern boundary.³¹ By 1809, McGillivray acquired the neighbouring concession 625 in Côte Saint-Antoine.³² In 1818, he purchased a lot in the fief Saint-Joseph³³ and finally, in 1819, he purchased two small lots adjoining his land beside the Guy farm in the area popularly called "La Bourgogne."³⁴ These properties were in close proximity to one another, stretching from today's Rosemount Avenue to just west of Guy Street, a distance of about 1.5 kilometres. All were either above the escarpment or included part of it. They were all linked by the old chemin de la Côte Saint-Joseph (today's René-Lévesque Boulevard) and the Côte Saint-Antoine Road.

On those properties, purchased within a span of seventeen years, were several dwellings. Some of the dwellings were purchased with the land and are briefly described on the deeds. These were most likely small wood or fieldstone farmhouses. However, what is perplexing is that two large villas were constructed on two of the properties, one villa on concession 624 and one on the land in front of the Domaine (today's CCA gardens). The first, built near the Domaine in 1802, was the Château Saint-Antoine and the second was the villa later called Rose Mount. If McGillivray was indeed the builder of

30. ANQ, deed of sale, 19 05 1802, Chaboillez, L. This deed is for a parcel of land measuring 12 (*front*) x 3 (*profondeur*) arpents, on the "chemin qui conduit à la Côte St Antoine."

31. ANQ, land grant, 02 12 1806, Chaboillez, L.

32. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, page 121. The document notes that the sale was registered on 06 08 1809, however the deed of sale would have been earlier.

33. ANQ, deed of sale, 05 01 1818, Doucet, N.-B. McGillivray purchased a small portion of Frederic A. Quesnel's land, situated along the "High way leading to Cote St Antoine."

34. ANQ, deed of sale, 29 09 1819, Doucet, N.-B. McGillivray bought two more small lots (again from the Guy family) that were next to the property purchased in 1802 and fronted by the "land reserved for the continuation of St Antoine street." The contract states that the land was bought for its wood.

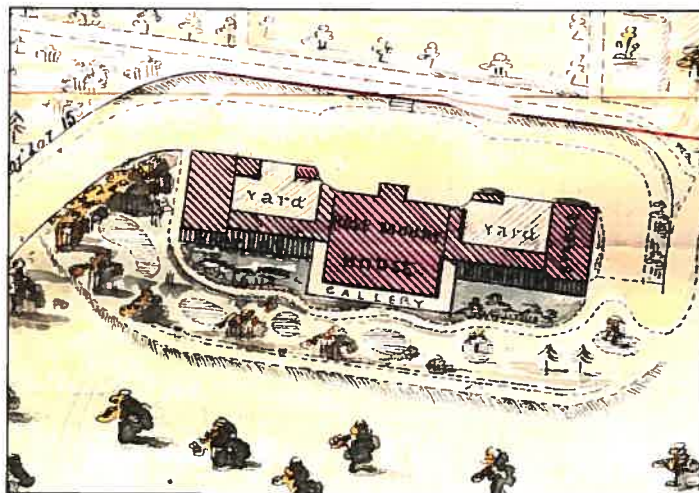


Figure 77

H. Macfarlane, detail, *Rose Mount, situate on Cote St Antoine, near Montreal, subdivided into lots, the property of Asa Goodenough Esq., 1846, ANQ, notarial contract, 29 10 1846, Gibb, I.J., plan submitted along with the contract of sale between Asa Goodenough and John Eadie and William Footner.*

both the Château Saint-Antoine and Rose Mount, why would he have built two large villas in such close proximity?

Evidenced by construction contracts dating to 1802,³⁵ McGillivray contracted builders to erect the Chateau Saint-Antoine. An article dating to 1936 published in the *Montreal Star* describes the villa on land fronting the escarpment near Guy Street.³⁶ The villa, identified by name, is located on the Fortification Survey of 1871.³⁷

Curiously, attached to the construction contract dating to 1802 is a handwritten note which reads, "Je donne par ces presents à Mons^r Pierre Lambert autorité et droit de contracter et de faire marcher avec du Masson Charpentier ou autres qu'il jugera necessaire s'employer pour avancer l'ouvrage de la maison que je vais faire batir au Cote de Saint-Antoine," The note was signed by William McGillivray on May 23, 1802. The land located along the escarpment was not in Côte Saint-Antoine, although it was nearby. However, the 1802 construction contract pre-dates the purchase of concession 624 in 1804. In the deed of sale dating to 29 09 1819, it notes that McGillivray "demeurant au quartier de la Montagne." Although those two documents appear to contradict the location, the Château Saint-Antoine was built in the Saint-Antoine suburb where it stood until 1873.

While confirming that McGillivray built the Château Saint-Antoine, the question as to whether he built Rose Mount remains unanswered. No construction contracts have

35. ANQ, construction contract, 03 06 1802, Chaboillez, L., for the masonry work; and 22 09 1802, Beek, J.G., for the carpentry work.

36. "Château St. Antoine: A Romance of Pioneer Days," *The Montreal Star*, Mar. 7, 1936, pg. 19.

37. Sitwell, H.S., *Fortification Survey, 1871*, Sheet V, Plan II, NAC, Ottawa, NMC 004080. I must thank Alan Stewart for his assistance in locating the Château Saint-Antoine, and providing his research notes on the CCA site and environs, 1995.

Table 10

Ownership of the Rose Mount Residence and Property (pre-1900)	
1.	William McGillivray (purchased 29 09 1804) Chaboillez, L., notary
2.	Alexander Miller (acquired by sheriff's sale 25 01 1828) Gagy, L., sheriff, #200
3.	Asa Goodenough (purchased 03 06 1835) Arnoldi, N.P., notary, #4255
4.	John Eadie and William Footner (purchased 29 10 1846) Gibb, I.J., notary
5.	Honourable John Young (purchased 27 10 1847) Gibb, I.J., notary, #10122
6.	Robert J. Reekie (purchased 18 11 1861) Gibb, I.J., notary, #1921
7.	Thomas Harris Hodgson (purchased 04 08 1862) Beaufield, R., notary
8.	John Harris Hodgson (purchased 22 09 1883) Chauvreau, P., sheriff
9.	Honourable Norman Trenholme and Archibald Taylor (purchased 1886) according to Alex R. Davies, descendant of Thomas Hodgson, correspondence to Arnold Sharpe, June 24, 1981. It was these two owners that divided house into two properties (according to Anne Drummond, <i>The Story of Rosemount, 1846–1976</i>).

been found. If it was indeed McGillivray, why and when did he build it? Various scenarios may be hypothesized;³⁸ and the answer may be determined with further research. In 1824, McGillivray returned to England where he died the following year. The executor of his estate was his brother Simon, who died shortly after William. The estate was eventually seized and sold by sheriff's sale to Alexander Miller in 1828.³⁹

What was the evolution of Rose Mount that stands today, now divided into two separate residences at 16 and 18 Severn Avenue? When Miller purchased the property in 1828, the short description of the dwelling in the deed read simply "a stone house." Did Miller make alterations to this dwelling, or did he build anew? Were significant alterations subsequently done by Asa Goodenough (refer to Table 10 for a list of proprietors) or did the following owner, the Honourable John Young, build a new dwelling on the site of McGillivray's stone house?

In the inventory of Montréal residences prepared by the Communauté urbaine de Montréal entitled, *Les résidences*, the following observation hypothesizes upon the origins of the extant Rosemount:

38. In 1804, the year that the land was purchased in Côte Saint-Antoine, Simon McTavish died unexpectedly, and William McGillivray took the reins of the North West Company. McTavish left both McGillivray and his brother, Simon, a significant inheritance. (The will of Simon McTavish is located in the McTavish Family Fonds, (P102), at the McCord Museum of Canadian History). On a personal level, tragedy befell the McGillivrays between 1800 and 1804 with the deaths of two infant children. Did one or both of those events prompt a change in residence? It is also worth investigating if one of the villas was the home of William McGillivray, and the other his brother Simon.

39. ANQ, deed of sale, 25 01 1828, Gagy, L., sheriff.

"Selon nous les deux corps de bâtiments qui forment Rosemount ont été érigés alors que la propriété appartenait à l'honorable John Young, soit entre 1847 et 1861. Il ne resterait rien sinon une partie du mur arrière de la maison construite pour William McGillivray en 1802 (puis modifiée en 1818 et 1822). La comparaison des relevés d'assemblage joints aux actes de vente en 1847 et 1861 montre que l'ancienne maison de McGillivray puis d'Alexandre Miller et d'Asa Goodenough ne correspond pas à la partie est de Rosemount, l'actuel 16 avenue Severn."⁴⁰

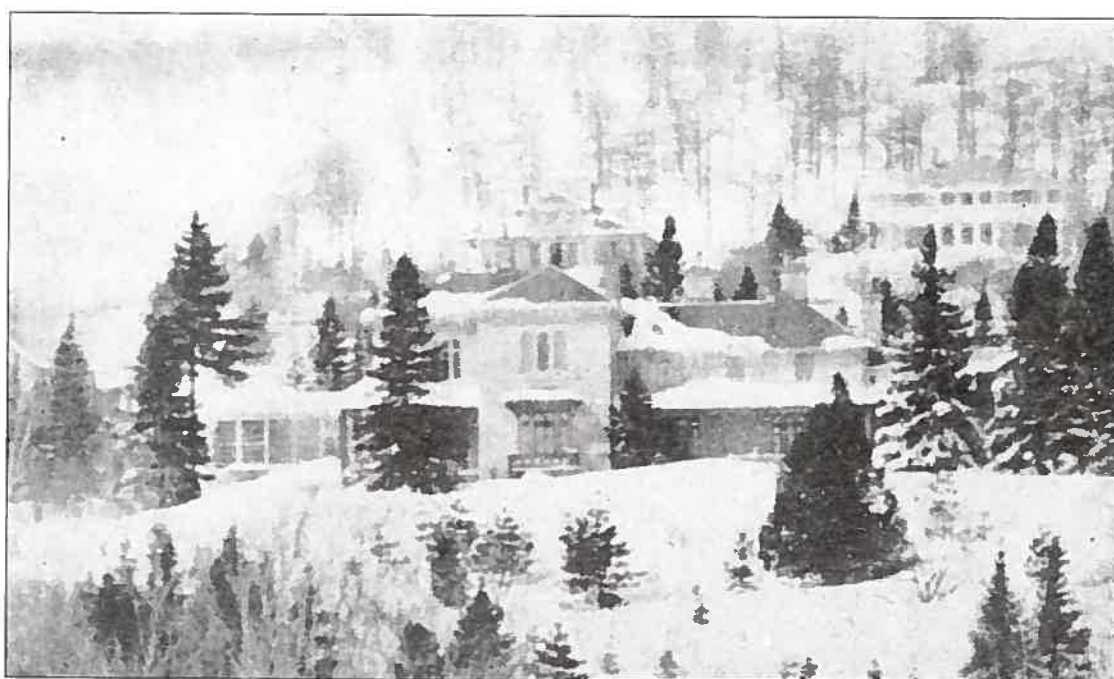
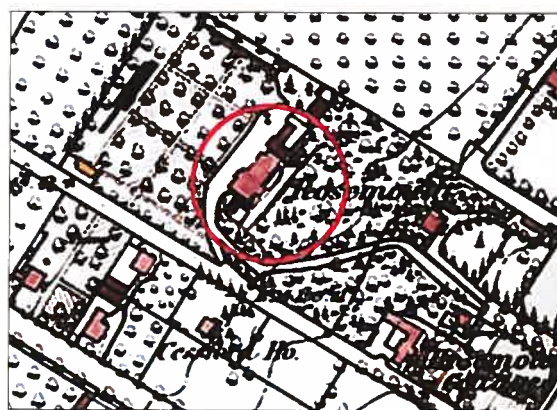


Figure 78

Detail, from streetscape of Rosemount Avenue, *circa* 1872. Copied for Miss Reekie, photographer unknown, NPA, MMCH, (#25288).

Figure 79

H.S. Sitwell, detail of Rose Mount property, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.



40. Service de la planification du territoire. *Architecture domestique I – Les résidences*, pg. 774. This description assumes that McGillivray built Rose Mount in 1802, and modified it in 1818 and 1822, however these contracts concern the Château Saint-Antoine. Rose Mount could not have been built in 1802 by McGillivray – concession 624 was not purchased until two years later in 1804.

In the Beaupré Michaud study, *Westmount : analyse du patrimoine immobilier*, the construction of the residence by John Young is attributed to *circa* 1859–62.⁴¹ The study also concludes that little remains of the early villa except portions of the south façade.

An advertisement placed in *The Gazette* in 1846 by Asa Goodenough, the residence's third owner, describes the dwelling as follows, "(. . .) On the principal Lot, which is about 3 Acres in superficies, there is erected a first-class THREE STOREY CUT STONE DWELLING, 45 feet by 36, (. . .)"⁴²

From a land survey accompanying the deed of sale (figure 77) dating to October 29, 1846, a plan of the structure permits an understanding of Rose Mount's general layout. There was a gallery along the south façade of the central dwelling, and the main entrance was located on the corresponding north façade. It is clear from the plan that the two wings were not part of the dwelling proper, but rather serviced farm buildings located perpendicularly at corresponding east and west ends. Each wing and adjoining building had an L-shaped plan that enclosed two yards.

The 1846 plan indicates that the building at the end of the east wing was a stable. It is possible that the building at the end of the corresponding west wing, for which a use was not identified, was a coach house. Alternately, it may have accommodated a dairy or farm equipment. Benefitting from the warm southern exposure were grapevines, identified "graperies" on the plan (figure 77) against the walls of each wing.

From a detail of an early photograph copied for Miss Reekie, (figure 78),⁴³ one can discern that over the central section was a four-sided pavilion roof, while the two wings and adjoining buildings appear to have gable roofs. These details are confirmed by another site plan dating to 1847 that was provided with the deed of sale from John Eadie and William Footner to John Young.⁴⁴

The question remains of what portion, if any, of the original villa forms the divided Rose Mount dwellings today. When the survey map of 1846 (figure 77) is overlaid with

41. Beaupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Volume 1, page 74.

42. "Valuable Property for Sale, Rosemount, Cote St. Antoine," *The Gazette*, September 16, 1846, page 2.

43. Miss Reekie was the daughter of Robert Reekie, who purchased Rosemount from the Young family in 1872. *Montreal's Little Mountain*, page 34

44. This plan has not been reproduced for this thesis as the footprint of the structure is the same as the plan in figure 77, with the exception that the roof profiles are provided. ANQ, notarial contract, 27 10 1847, Gibb, I.J., min. notarial #9860. The plan is provided in the Beaupré, Michaud study entitled, *Westmount : analyse du patrimoine immobilier*, Volume 2, map section, identified as #P1-2.

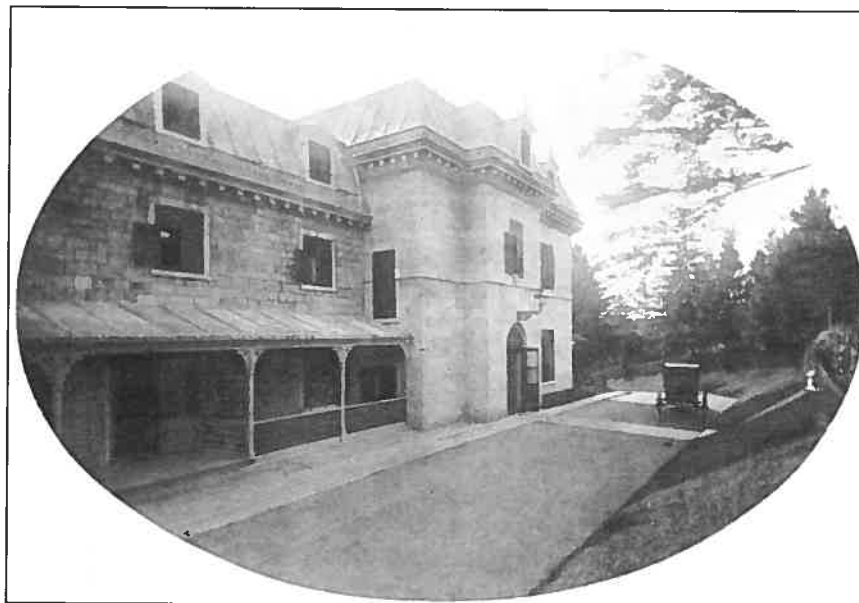


Figure 80

Notman & Sandham photographers, north façade, Rose Mount, 1881, Notman Photographic Archives, McCord Museum of Canadian History, (N-1981.6.1).



Figure 81

Notman & Sandham photographers, south façade, Rose Mount, 1881, Notman Photographic Archives, McCord Museum of Canadian History, (N-1981.6.7).

**Figure 82**

Terry Robinson, Measured Drawings, Rosemount House, Street Elevation, January 1976. Reproduced from a report by Anne Drummond, *The Story of Rosemount, 1846 – 1976*.

**Figure 83**

Ron Lawee, Front Elevation, Rosemount House, Sheet 6, January 1976. Reproduced from a report by Anne Drummond, *The Story of Rosemount, 1846 – 1976*.

the Fortification Survey of 1871, (figure 79), providing the footprint of the altered Rose Mount), the location of the early dwelling aligns with the eastern portion of Rose Mount, today numbered 16 Severn. Notable are the gardens above the residences, which were equally divided into six rectangular sections, providing an accurate grid pattern useful in comparing the locations of the dwellings. The early villa sits squarely centered below the middle gardens as does 16 Severn. While the researchers for *Les résidences* conclude that only the southern façade of 18 Severn remains from the early 1800s, this theory is questionable when the two surveys are analyzed.⁴⁵

Today, two distinct dwellings stand on the site of Rose Mount. At one time, these dwellings served as one large residence. They share a common chimney and mansard roof, but were not constructed at the same time. Several dissimilarities are noted in the Beaupré Michaud study:

"Cette propriété comporte deux corps de bâtiments nettement distincts, en calcaire de Montréal, à deux étages inégaux coiffés d'un toit mansard. Les détails tant de menuiserie que de taille de pierre varient considérablement d'un corps de bâtiments à l'autre."⁴⁶

Yet, regardless of the provenance, both the dwellings were built prior to 1861, when a plan provided with a deed of sale attests to their existence in their current form.⁴⁷

It is without doubt that Rose Mount should be further researched. As possibly one of the earliest villas built in Côte Saint-Antoine, its presence there played an important role in the development of the area. Today, understanding its history and architectural evolution will contribute to a better appreciation of its heritage value.

45. As indicated by their notes, the researchers of *Les résidences* did not have the 1846 survey for comparison.

46. Beaupré, Pierre and Michaud, Josette *et al. Westmount : analyse du patrimoine immobilier*, Volume 1, page 74.

47. ANQ, deed of sale, 18 11 1861, Gibb, I.J. According to the deed of sale, a plan by Charles Legge Esquire was attached with the original deed. Unfortunately, the plan was not located at the ANQ. A copy of the plan is included in Beaupré, Pierre and Michaud, Josette *et al. Westmount : analyse du patrimoine immobilier*, Volume 2, and identified as P1-3. The report cites the same date and notary (18 11 1861, Gibb, I.J). Further research may locate the original plan on another contract written on the same date.

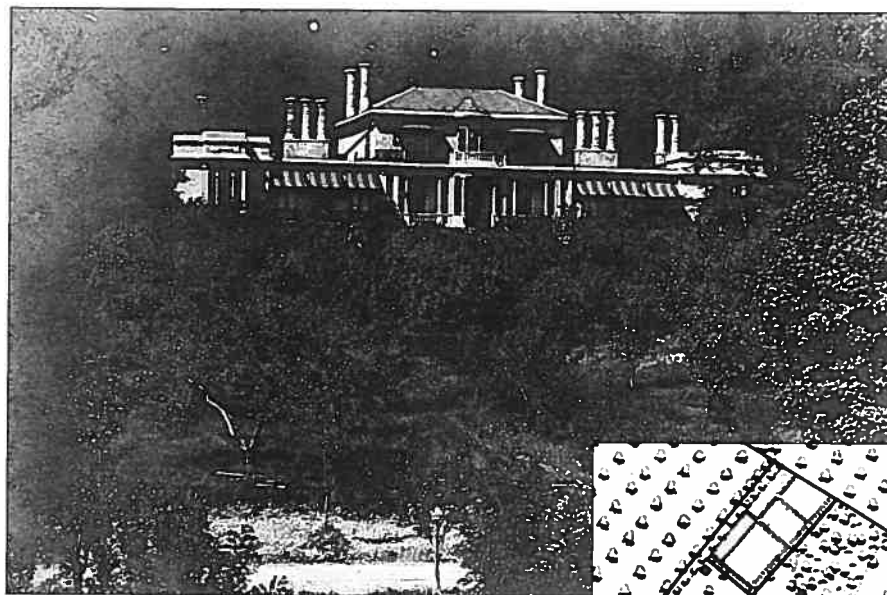


Figure 84
Forden, *circa* 1910, photographer unknown, Notman Photographic Archives, McCord Museum of Canadian History, (#MP0000.806.3).

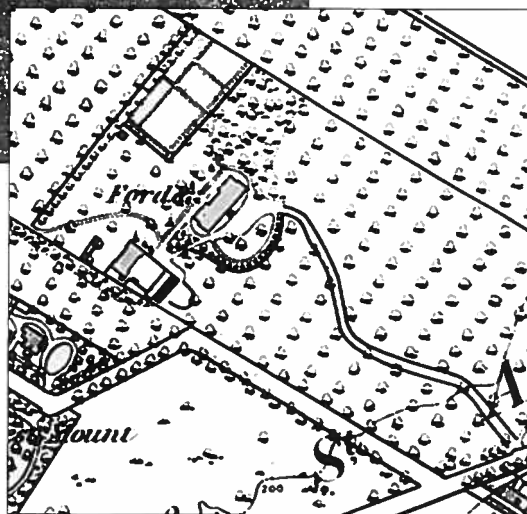


Figure 85
H.S. Sitwell, detail of Forden property, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

Forden, Côte Saint-Antoine Road (Constructed 1827, demolished 1948)

Charles Bowman purchased the upper portion of the former Lacroix farm in June 1826.⁴⁸ Upon the sale, the upper property was allocated the concession 621c – the new designation of “c” referring to its location on the côte road. The land that Bowman bought ran up the hill from Côte Saint-Antoine Road to the Côte-des-Neiges property line of the late John Ogilvy. The original concession 621 had been granted to Louis Langevin dit Lacroix. By 1739, it passed into the hands of Jacques Lecuyer. In 1804, Toussaint Boyer and Jean Dabin, brothers-in-law, purchased the land. They sold it to Susannah Rankin in 1825, who in turn sold it to Charles Bowman in 1826.⁴⁹

48. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, page 114. The property was originally granted to Louis Langevin dit Lacroix in 1708. Charles Bowman acquired a portion of the property from Susannah Rankin, on June 9, 1826, ANQ, Doucet, N.B.

49. ANQ, deed of sale, 06 04 1825, Doucet, N.B. Toussaint Boyer (and the late Jean Dabin) sold the property to Susannah Rankin. Boyer and Dabin had purchased the land from the Collège de Montréal in 1804, refer to Table 1 (appendix I) and Table 4.

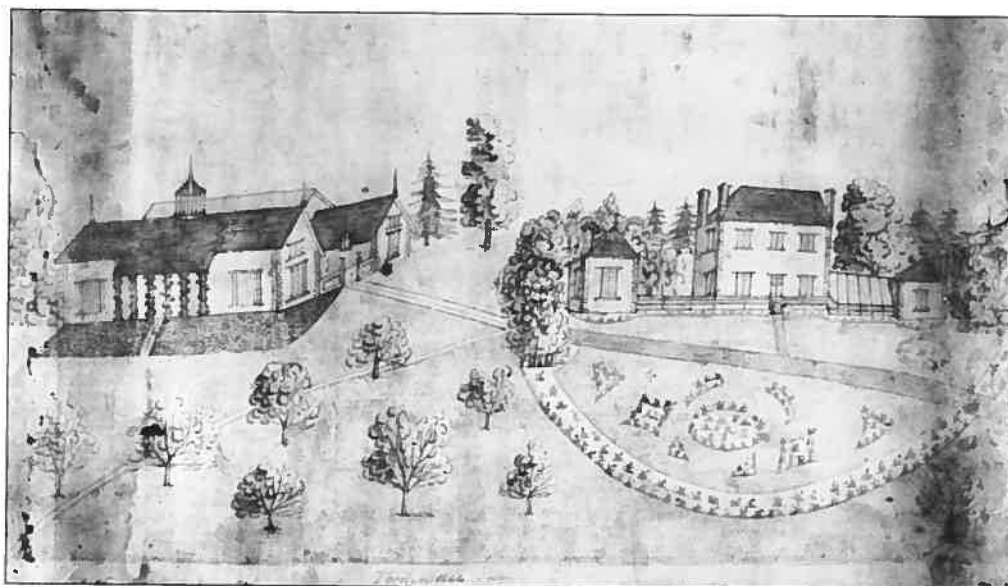


Figure 86

Forden, 1844, artist unknown, Archives of the Westmount Historical Association.

Bowman⁵⁰ built one of the largest family dwellings constructed in Côte Saint-Antoine. The house was located well back from the côte road, accessed by a long winding driveway through the old Lacroix orchards. The views from that height were extraordinary.

While existing photographs of the house reflect a large structure of Italianate design, in fact, Forden did not resemble that when first built. Much more in keeping with the period, it was a simple two-and-a-half-storey masonry structure. A photograph taken at the time of the building's demolition (figure 88), reveals the stripped down structure. Two wings, matching single-storey pavilions, and two connecting covered galleries were not added until 1828, as discussed further on. The drawing of 1844 (figure 86) provides the only known impression of Forden prior to the addition of the Italianate features.

The building contractors, Vital Gibault, master mason, and Joseph Trudel, master carpenter, were hired by Charles Bowman in October 1826. According to the contract, the work was to start the following June and to be completed, *clef à la main*, by September 1827.⁵¹ The specifications provided the following details of the building: the ground floor measured 40 feet long by 31 1/2 feet deep, the foundations were 40 feet

50. In 1824, Bowman acquired a land grant, with mill and store, in Darlington, Ontario. He strengthened the milling business and sold the property in small lots. By 1853, the growing community incorporated, choosing the name of Bowmanville. Charles Bowman never lived in the town – he was based in Montreal and spent most of his time abroad purchasing supplies for his stores across Ontario. Refer to: *Bowmanville: An Architectural & Social History*, pages 17–18.

51. ANQ, construction contract, Doucet, N.B., 02 10 1826.



Figure 87

Forden, date of photograph unknown, Archives of the Westmount Historical Association. Reproduced from *Old Westmount*, page 32.

4 inches along the front by thirty-five feet deep. The front of the house was to be of grey stone, and the gables and the rear of the building were to be of black stone "equal in thickness to the stone of the chimneys." The stone work around the doors and windows was to be of cut grey stone (*pierre de taille grise*). Like many of the early building contracts, the specifications called for the design to resemble that of a neighbour's, and for Forden, Bowman contracted the stone work to be done in the same manner as the "hangar qu'ils ont dernièrement bâti pour John et Joseph Donegani au Faubourg Saint Joseph."⁵² The roof was to be covered with "planches et bardeaux." The interior specifications are quite detailed, furnishing the requirements for the cellar, kitchen, entrance hall, stairs and bedrooms. The specifications refer often to an accompanying plan, however it appears not to have survived.

Just two years after Forden's construction, Bowman added the two wings.⁵³ According to the building specifications, the pavilions were to measure 20 feet square and the galleries were to be 25 feet long. The masonry work was to match the house, both front and back, and the south façade of each structure was to have a false window to

52. ANQ, construction contract, Doucet, N.B., 02 10 1826, page 1 of the *Devis*.

53. ANQ, construction contract, Doucet, N.B., 26 04 1828.

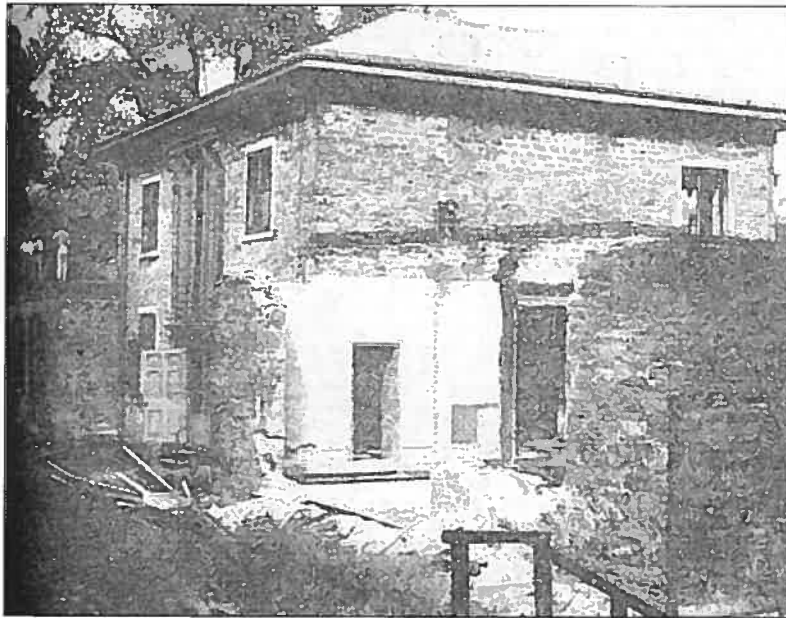


Figure 88

Forden, under demolition, 1948. Reproduced from *The Westmount Examiner*, Vol. XIX, No. 33, August 13, 1948, page 1.

correspond to those on the front of the house. The west wing housed a coach house, with a large door and platform to connect the door to the bank on the north side. The west wing was to have a false chimney, but the east wing was to have a chimney "like the one servicing the kitchen."

The galleries were to have arched openings of cut stone, and sleepers, or timbers, secured in the walls and joists of "good, seasoned pine, eight square of twelve inches by 12 inches." All details, such as gutters and doors, were to match those of the main house.

Ceilings in both the galleries and pavilions were to be of tongue and groove boards, the roofs to be boarded and shingled. Of note, is that the contract specified that the stone should be obtained from the "quarry on the east corner of the farm," which was the neighbouring Décarie quarry.

From the description of the dwelling and wings provided in the two construction contracts, close comparisons may be drawn between Forden and the early configuration of Rose Mount, with its two wings (both servicing as a farm buildings) linked by galleries.

Notable in the 1826 building contract is the description of the Bowman property as a "farm." By the time of the Fortification Survey of 1871, it is possible to determine that the Bowman estate still retained some of its agricultural use. The house was surrounded by mature trees and orchards both above and below.



Figures 89 and 90

Aline Gubbay, stables, 50 Forden Crescent, circa 1979. Reproduced from *Westmount's Little Mountain*.

The date of the subsequent alterations to Forden adding the Italianate features is not known. The drawing of 1844 (figure 86) indicates that it was after that date. The style was popular from the 1840s until the 1890s. The neighbouring Murray house, West Mount (figures 92 and 93), was built in 1857 of Italianate design, and one of the country's most extravagant examples is Ravenscrag, built by Sir High Allan in 1861 on the slopes of Mount Royal. Bowman may well have responded to these grand gestures and the new development in Côte Saint-Antoine and the burgeoning "New Town" with the ostentatious alterations to his country villa.

While Forden was demolished in August 1948,⁵⁴ there is one building from the estate remaining. The stone stables, which replaced the original wood stables by 1844,⁵⁵ are still extant at 50 Forden Crescent. The barn and stables, situated to the west of the house, formed two sides of an enclosed yard; the third side had a wood structure running north to south along the property line. The drawing of 1844 (figure 86) provides the artist's impression of the stone stables as configured at that time. The structure was converted into a residence in 1928 and has since been modified. The original conversion included the addition of new dormers and openings.⁵⁶

54. *The Westmount Examiner*, Vol. XIX, No. 33, August 13, 1948, page 1.

55. A contract dating to 1826 indicates that the first barn and stable on the site were built of wood by Pierre Vézina, a carpenter. The barn measured 40 feet long by 30 feet wide, and the stable measured 30 feet long by 13 feet wide. Refer to: ANQ, construction contract, Doucet, N.B., 19 08 1826.

56. Beaupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Survey sheet, Zone D, page 15.

Mount Pleasant, Côte Saint-Antoine Road

(Constructed before 1850, date of demolition unknown)

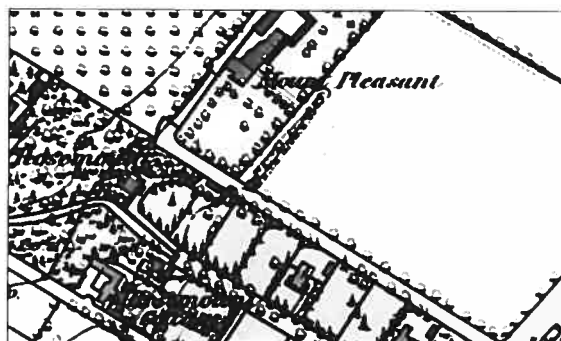


Figure 91

H.S. Sitwell, detail of Mount Pleasant property, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

Mount Pleasant was built on land originally granted to Antoine Baudria (concession 625). Located at the eastern end of Côte Saint-Antoine, the concession's boundaries would correspond today to the area between Wood and Greene avenues. Mount Pleasant Avenue, today a northern continuation of Greene Avenue, was once the driveway to the villa built on the farm in the mid-1800s.

Little is known about Mount Pleasant; who built it and when remains unanswered. An advertisement in 1849, captioned "Mount Pleasant Farm to let," provides evidence that it existed by that date and a brief description of the house and farm buildings:

"That very desirable farm, the property of Mr. Joseph Savage, situated at Cote St, Antoine, and adjoining the Grounds of the Gentlemen of the Seminary. The Farm Contains 115 arpents, 60 of which are arable, and the remainder good pasture and well watered. The Home Contains 12 Rooms, with every convenience, and may be rented with or without the Farm. The Garden Cottage Has Four Rooms, with shed and Well of Water. There is also a Convenient House For the Farm Servants. The Garden and Grapery Are well stocked with choice Fruit Trees and Vines, Perennial Plants and rare Shrubs."⁵⁷

At the time of the advertisement, Mount Pleasant was owned by Joseph Savage.⁵⁸ He acquired the property in 1840 from John McKenzie.⁵⁹ McKenzie had purchased the

57. *The Gazette*, Volume LVIII, No. 26, March 1, 1850, page 1. While the advertisement was published in 1850, the date at the end of the advertisement is November 16, 1849.

58. Joseph Savage came to Québec in 1815 and was a jeweller and partner in Savage & Lyman, a firm later joined and then bought by Henry Birks. Joseph Savage was related to Helen Galt Savage, wife of the Hon. Brooke Claxton, proprietor of the Claxton dwelling at 5139 Côte Saint-Antoine from 1925 to 1960. Biographic details are from *The George Savages' Family*, pgs 41–42.

59. ANQ, deed of sale, 02 04 1840, Hunter, W.S.

estate through a sheriff's sale, and records indicate that William McGillivray owned the land previously.⁶⁰

In 1853, Luther Holton bought Mount Pleasant with the intention of dividing the property into individual lots for resale, as expressed in the deed of sale.⁶¹ Holton Avenue was created on the property near to where the villa stood.

West Mount, Côte Saint-Antoine Road (Constructed after 1857, demolished 1920s)⁶²

Concession 620c was first granted to Paul Desroches in 1708, but it was to change hands several times. The Leduc family acquired the property in 1723, and it remained in their possession until 1845, when a portion above the côte road was purchased by James Paterson and Lewis McPherson. It was from these two men that William Murray acquired his property in March 1857.⁶³

Murray built an expansive Victorian-era house, a masonry villa in the Italianate style, popular in the period between 1840 and 1890. No plans are known to exist, but available photographs (refer to figures 92 and 93) provide an indication of its design. Features typical of the Italianate style were employed – a gabled roof with a projecting bracketed cornice, a belvedere, a small arched window and balustraded balcony at the attic level, narrow windows with arched upper sashes, and a large veranda along the width of the front façade, with gently arched roof and classical columns. The roughly cut, quarried stone was laid in regular courses, and dressed stone was used for the quoins.

The views from West Mount's belvedere and large veranda were spectacular. Shortly before William Murray purchased the property, a description attesting to the beauty of landscape was published in an advertisement for sale of the property in 1846:

"The following property forms the most valuable portion of a Farm, recently known as the "Leduc Farm," situated on the Cote St. Antoine Road, bounded by the properties of Charles Bowman, Esq., on one side, and that of William Footner, Esq., (late John Fisher, Esq.) on the other. The variety, beauty, and extent of Landscape, as viewed from this property, cannot be surpassed on this Continent. It is also abundantly supplied with never-failing springs of Water."⁶⁴

60. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, page 121 and 754 .

61. ANQ, deed of sale, 30 03 1853, Gibb, I.J.

62. The date of construction is approximated in *Old Westmount* as circa 1850, page 30. However, this would not have been possible as the property was acquired in 1857 by Murray. The date of demolition is approximated in *Westmount: A View of their Own*, page 22.

63. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, page 115.

64. "For Sale," *Montreal Gazette*, Vol. LIV, No. 172, September 19, 1846, page 2.



Figure 92
Detail, West Mount, one view from a stereoscopic postcard, copied at the NPA, MMCH. Original glass negative belongs to Joan Murray, and is in the Collection of the Société d'histoire de Georgeville.



Figure 93
Detail, West Mount, one view from a stereoscopic postcard, copied at the NPA, MMCH. Original glass negative belongs to Joan Murray, and is in the Collection of the Société d'histoire de Georgeville.

The property was located in the middle of the côte; there were six farms to the west and five to the east. West Mount was constructed on the incline above Côte Saint-Antoine road. At the time of the Fortification Survey of 1871, open fields in front of the house provided uninterrupted views down the hill to the streams running into the Glen (where the ornamental stream is located in today's Westmount Park). Orchards graced the property on both sides, and the house was enveloped by trees and formal gardens. The trees around the house shielded the views of the outbuildings and large kitchen gardens.

This landscape, with both its pastoral views and ornamental gardens around the villa, was a common, indeed integral, characteristic of a villa estate. A long approach, with a circular path in front of the dwelling, prolonged the arrival of visitors and added to the picturesque treatment of the landscape design (refer to figure 95). In Andrew Jackson Downing's *A Treatise on the Theory and Practice of Landscape Gardening*, written in 1841, he wrote,

"In the present more advanced state of landscape gardening, the formation of the Approach has become equally a matter of artistical skill with other details of the art. The house is generally so approached, that the eye shall first meet it in an angular direction, displaying not only the beauty of the architectural façade but also one of the end elevations, thus giving a more

complete idea of the size, character, or elegance of the building : and instead of leading in a direct line from the gate to the house, it curves in easy lines through certain portions of the park or lawn, until it reaches that object."⁶⁵

The Murray property was laid out in this manner, affording the extensive views seen in figure 95. The property and villa were so admired that when it was eventually sold, plans to divide the property into individual lots were scuttled by local citizens in the 1920s. King George Park was created and a public belvedere built near to where the villa had stood. To this day local residents still popularly call the expansive grounds "Murray" park.

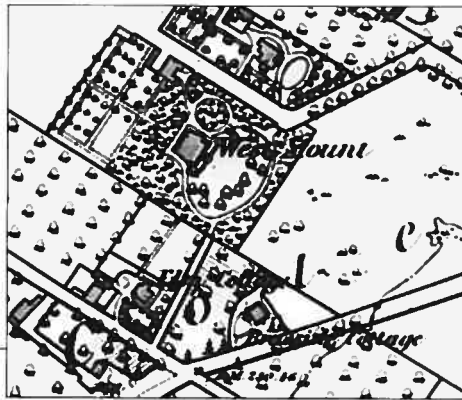
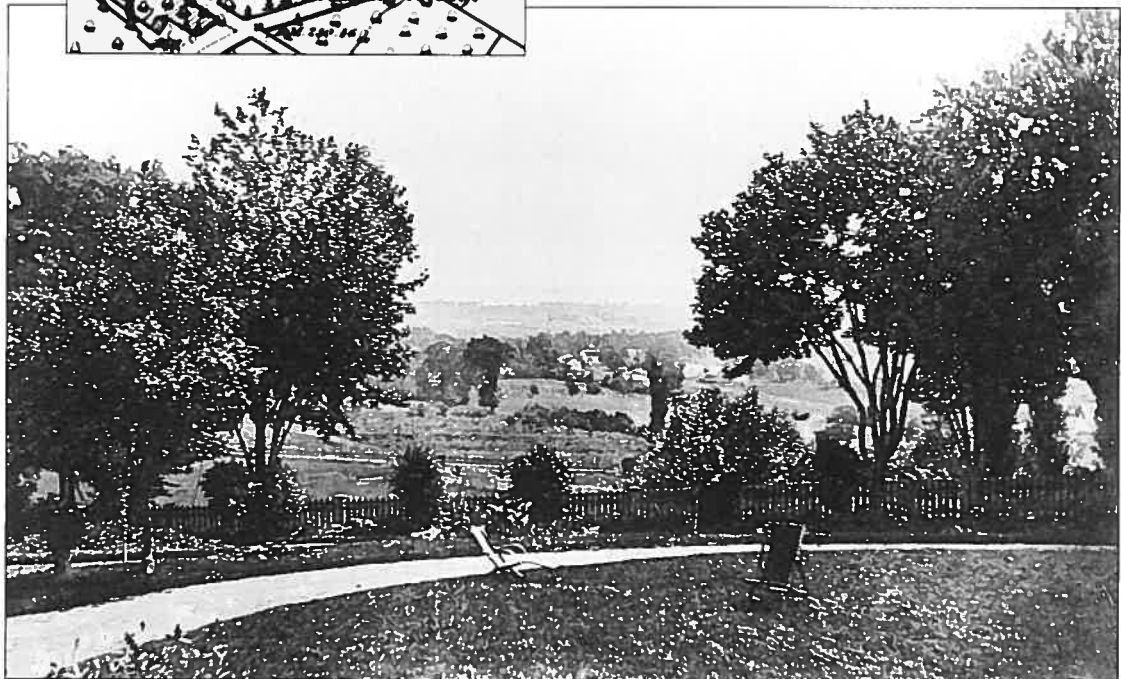


Figure 94 (inset)

H.S. Sitwell, detail of West Mount property, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

Figure 95

Anonymous, southern view from West Mount's garden, undated, Archives of the Westmount Historical Association.



65. Downing, Andrew Jackson. *A Treatise on the Theory and Practice of Landscape Gardening*, page 336–337.

The Cottages

In the *avant-propos* to architectural historian France Gagnon-Pratte's book entitled, *L'architecture et la nature à Québec au dix-neuvième siècle : les villas*, Claude Thibault begins his text with the observation that 19th-century vernacular architecture in Québec has not garnered the same interest in academic study as the 17th and 18th century.⁶⁶ This statement precedes Gagnon-Pratte's much-needed study of the 19th-century villas and cottages built around the city and suburbs of Québec, and thus, is relevant to the domestic architecture built during the same period in Côte Saint-Antoine. Certainly, when examining the villas and cottages built within the study area, Thibault's statement holds true. While superficial research into the better-known villas has been done, the cottages, both extant and demolished, have been largely ignored.

The cottage was introduced to Côte Saint-Antoine in 1822, almost twenty years before the era in which the "*cottage orné*" became popular. The origins of the style have been the topic of much architectural discourse. Historian Luc Noppen makes the following observations on the stylistic influences and use of this type of dwelling:

"À côté de cette maison « québécoise » qui fut le cottage rustique d'une classe aisée avant de servir de modèle fort populaire en milieu rural durant les années 1840 – 1880, on trouve un autre type d'habitat. Issu de l'architecture coloniale, le cottage orné de plan carré, s'implante comme résidence estivale dans le Haut-Canada et au Québec. Mais ici, il subit les mêmes transformations que la maison traditionnelle au point de devenir, lui aussi, assez original. Gérard Morisset en parle comme d'une maison anglo-normande, parce que son toit pavillon rappellerait l'architecture de cette région de la France, mais il faut bien avouer aujourd'hui que cette maison n'a rien de français. La diffusion assez restreinte de ce type architectural s'explique par sa fonction de résidence secondaire. Assez petit, ce cottage offre peu d'espace à l'étage, à cause de profil bas et souvent incurvé de la toiture, de la position incommode des cheminées qui ne peuvent servir à l'étage, et de faible luminosité des lucarnes seules à éclairer le haut en l'absence de murs pignons. Pittoresque à souhait, il est aussi québécois que sa métamorphose dans un milieu et à une époque où les spéculations formelles vont bon train pour livrer des synthèses originales."⁶⁷

While Noppen notes that the use of the cottage was restrained due to the flaws of its design, it was nonetheless a common dwelling built in Côte Saint-Antoine (along with

66. Gagnon-Pratte, France. *L'architecture et la nature à Québec au dix-neuvième siècle: Les villas, avant-propos*.

67. Noppen, Luc. "La Maison québécoise: Un sujet à redécouvrir," *Questions de culture 4: architectures: la culture dans l'espace*, pages 93 – 94.

the few villas located there) until the mid-1800s.

France Gagnon-Pratte clarifies the design evolution of the *cottage orné*, which included the placement of the chimney or chimneys – either one centrally located in a pavilion roof or two chimneys located at the ends of a ridged hipped roof (as Noppen describes) – plus details of the galleries, and specifically the eaves, or *larmiers*, either with gracefully curved or straight profiles over an open raised porch.

Gagnon-Pratte cites the Thornhill cottage built in 1823 as one of the earliest of the cottages built in Québec.⁶⁸ The roof of the one-and-a-half-storey cottage does not extend over the gallery, which is sheltered by a skirt roof positioned just under the eaves of the principal roof and similar in appearance to an awning. Also of importance is the single, centrally located chimney.

In Côte Saint-Antoine, Simon Clarke's wood cottage (figure 96) built in 1822 just predates the Thornhill cottage. They share similarities with the design of the gallery roof, however the Simon Clarke cottage has two chimneys and a ridged hipped roof. In its original design Clarke's cottage did not have a porch, and perhaps better resembled an Ontario cottage (refer to the hypothetical elevation in figure 98). In their book, *The Ancestral Roof: Domestic Architecture of Upper Canada*, authors Marion Macrae and Anthony Adamson, cite two comparable examples in the Butler House, Niagara-on-the-Lake, and a small brick cottage built in Grimsby in 1822.⁶⁹

These early cottages were precursors to the *cottage orné* that emerged in the 1840s as described by Noppen. A true form of this vernacular evolved in Côte Saint-Antoine with Elm Cottage, built just east of Belmont Avenue on Côte Saint-Antoine Road. It featured a pavilion roof with two chimneys and eaves extending over the open gallery supported by posts. The construction date of Elm Cottage is unknown, however it was built among a group of similar cottages – including Braeside and Hays Cottage evident on the Fortification Survey of 1871. Braemar and Clarevue, twin stone cottages built in 1847, took the design a step further with the addition of a belvedere, a fashionable feature at that time.

The cottages were built on lots, small pieces of land divided from the larger farms. The lots were generous by today's standard, and were about the equivalent size of the lots later sold for the single-family residences. Kitchen gardens were a necessity, and all

68. Gagnon-Pratte, France. *L'architecture et la nature à Québec au dix-neuvième siècle: Les villas*, avant-propos. The Thornhill cottage is located near Québec.

69. Macrae, Marion and Adamson, Anthony. *The Ancestral Roof: Domestic Architecture of Upper Canada*, pages 15, 16 and 240.

featured them. The setting of the Clarke Cottage was an exception. Clarke bought a long strip of land, half of the concession 623 measuring 25 arpents in length. In addition to gardens laid out near the cottage, there were very fine orchards and cultivated fields.

Simon Clarke cottage, Clarke Avenue (Constructed 1822-1823, demolished by 1906)

In May 1796, the heirs of Louis Décarie sold 2 and 3/4 arpents by 35 from the original concession 623 to Simon Clarke.⁷⁰ On that property was a stone house, an old barn and some outbuildings. Part of the land was planted with fruit trees.⁷¹ The Clarke

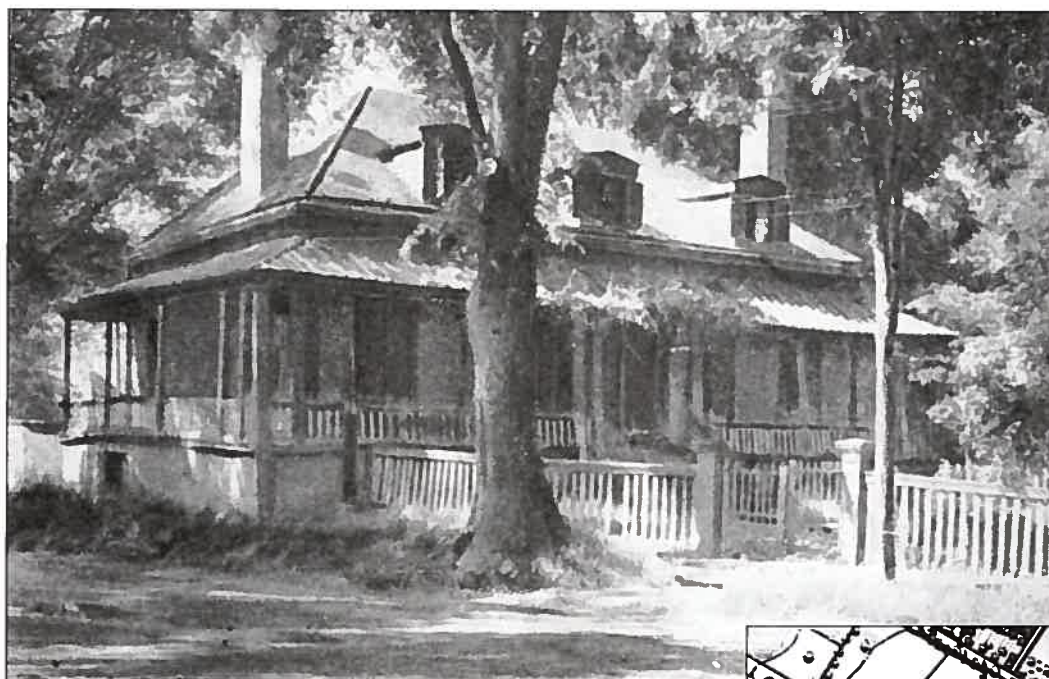
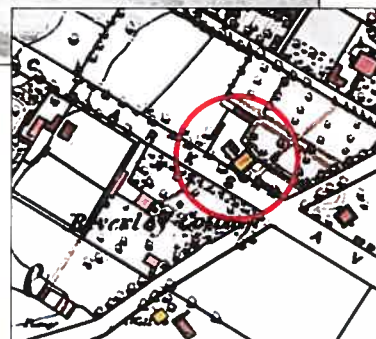


Figure 96
Simon Clarke Cottage. From *Old Montreal, John Clarke: His Adventures, Friends and Family*, plate after page 14.

Figure 97 (inset)
H.S. Sitwell, detail of Clarke property, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.



70. AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, page 118. The property was originally granted to Joseph Chevaudier dit Lepine in 1708. He abandoned it in 1720, and Louis Décarie purchased it in 1721. Simon Clarke acquired the property on May 23, 1796.

71. ANQ, land sale, Lukin, P., 23 05 1796. The description is: "avec un Maison en Pierre, une vieille grange et autre batimens d'etres construits, partie de la ditte Terre etait en vergé enplanté d'arbres fruitiers."

family may have inhabited the stone dwelling for over twenty-five years, as subsequent notarial contracts noted that Simon Clarke resided in Côte Saint-Antoine.⁷² The stone dwelling is no longer extant, and when it was demolished and by whom remains unknown.⁷³ However, Clarke built two new houses between 1821 and 1823. The first was a three-storey brick house at the southeast corner of McGill and Recollet streets; the second was a one-and-a-half-storey cottage on the Côte Saint-Antoine property.⁷⁴

The cottage was constructed just above the Côte Saint-Antoine Road, nestled at the foot of a steep rise in the hill up to the summit. At the time of the Fortification Survey of 1871, much of the neighbouring land along the steep slope remained wooded, however the Clarke property was cultivated almost to the height of today's Montrose Avenue. From that point, orchards stretched to the summit.

While there has been ample information published about the fur-trading career of Simon Clarke's son John, very little has been written about the family residences and property in Côte Saint-Antoine. The Simon Clarke cottage is briefly described in a family history by Adèle Clarke (Simon Clarke's granddaughter)⁷⁵ who relied on the memories of her grandmother as her source. Unfortunately, this resulted in some errors in fact. Adèle Clarke incorrectly believed that the wood dwelling had stood for 150 years when she wrote the history in 1906. She appears to have been unaware of the earlier stone dwelling. Subsequent published texts have also been incorrect in assuming an earlier date than records eventually confirm, often assigning a construction date prior to the acquisition of the property by Simon Clarke.⁷⁶

Adèle Clarke's family history implies that the Clarke family used the McGill Street house as their primary residence.⁷⁷ A number of notarial contracts from the 1820s and 1830s confirm that Clarke still maintained the brick house on McGill Street.⁷⁸

72. ANQ, construction contract, 16 10 1821, Bédouin, T. This is one example among others.

73. There is no other known record of the stone dwelling, but there are still some unidentified stone dwellings recorded on the Fortification Survey of 1871 (refer to figure 97). Whether one of these was the house in question may be resolved with further research.

74. For the brick residence, refer to: ANQ, construction contract, 16 10 1821, Bédouin, T. For the wood cottage, refer to: ANQ, construction contracts, Bédouin, T., 08 06 1822, and Jobin, A., 25 06 1822. Clarke protested against the builders as they did not finish the house on time, refer to ANQ, Jobin, A., 11 12 1822. By August 1823, the parties had settled, Bédouin, T., 15 08 1823.

75. Clarke, Adèle. *Old Montreal, John Clarke: His Adventures, Friends and Family*.

76. This error is made in *Old Westmount* which states that Simon Clarke's son John was born in the house in 1781, page 19.

77. Clarke, Adèle. *Old Montreal, John Clarke: His Adventures, Friends and Family*, page 15.

78. ANQ, notification, Bédouin, T., 09 01 1829, min. notarial #3411, pages 1 to 2, and a lease, Bédouin, T., 29 03 1830, min. notarial #3831, page 1. Clarke leased rooms of the McGill Street house to a boarder/housekeeper annually. The contracts noted are two examples of several found.



Figure 98

Peter Lanken, architect, Hypothetical reconstruction of front elevation, Simon Clarke Cottage, January 2004.⁷⁹

Certainly, the Simon Clarke cottage exhibits all of the design characteristics of the *cottage orné*. It served as a summer dwelling, nestled advantageously at the foot of the summit. The design of the cottage did not favour year-round habitation as Luc Noppen discusses in his analysis of the style. It would not have been possible to heat the attic storey in winter.

In the building specifications are several references to Clarke's principal residence in town, which served as a model for several details: the "Drawing and Dining Rooms and Hall to be finished in the same manner as Mr. S. Clarke's principal Drawing Room in his Brick House in McGill Street and the rest of the principal story to be finished in the same manner of the third story of Mr. Clarke's Brick House."⁸⁰ Similar references are made for the flooring and finishes. The dimensions of the stone foundation were specified at 42 feet by 33 1/2 feet (English measure). The roof was to be "framed and hiped [*sic*] to about a three eight pitch," the covering boards were to be "grooved and tongued and

79. I am indebted to Peter Lanken for his help in reconstructing the front elevation of the Clarke residence. The hypothetical elevation was drawn using the building specifications of 1822 together with the photograph in figure 96. Many details remain unknown, such as the design of the door and its windows and portico, the configuration of the steps and height of the cellar.

80. ANQ, construction contract, Bédouin, T., 08 07 1822, min. notarial #1677, page 1 of the attached specifications.

covered in the best manner with shingles." The dwelling was to have "Six lucern [*sic*] windows, four in front and two in the rear, of 12 frames each, glass 8 x 10." The ceilings on the ground storey were to be 9 feet in height. Of note also, the flooring for the attic storey were specified as "broad planks 17 inches thick." William Broadfoot and William Wallace were contracted for the carpentry work.

Both the craftsmanship and materials specified were of high quality. Clarke required all work to be done "in the best manner," with costly interior finishes employing cherry wood and plasterwork to match Clarke's principal residence. The quality extended into the design which included such refined details as the classical portico.

A unique feature regarding the specifications of the roof is its measurement at a 3:8 pitch. Referring to the rise over run, it was measured using a different method of calculation than is standard today. Based upon the same principal, contemporary calculations measure the rise on the total depth of the building. One finds the old specification technique used for the Hurtubise house, where the roof's pitch had a ratio of 1:2, to be interpreted as, "il s'élève d'une hauteur égale à la moitié de la largeur de la maison."⁸¹ Today, at 32 feet deep, that would be specified as 16:32. For the Clarke cottage, which was 33 1/2 feet deep, the height of the roof calculates to 12 1/2 feet.

The encircling gallery and its roof supported by posts were added at an unknown later date. No notarial contracts were found to shed any light on the details of its construction.

According to the Fortification Survey (refer to figure 97), the dwelling had an addition at the rear which was either of stone or brick. Notable in the contract is the specification for a "shed providing passage to the kitchen."

In the late 1800s, there was an elaborate series of straight paths crossing through an orchard to the east of the house. From the Fortification Survey (refer to figure 97), it is possible to determine that the site had several outbuildings, including a timber-frame barn and stables. To the rear of the house was an enclosed yard that led to grazing fields.

The Clarkes built the first private road in Côte Saint-Antoine, the humble beginnings of the area's orthogonal grid. The road ran parallel to the north-south section of the côte

81. Stewart, Alan and Robichaud, Léon. *Étude patrimoniale de la maison Hurtubise*, page 46. Credit goes to the authors of the Hurtubise report for their explanation of the 18th-century method of measuring the "rise over run," and Peter Lanken, who subsequently noted the same technique when preparing the hypothetical plan for the Clarke cottage. The building contract for the Hurtubise house (refer to appendix 1) does not specify that measurement, it was calculated by the report's authors. However, the rise-over-run ratio was specified for the Clarke cottage, the only specifications to have provided such detail among all those reviewed for this study.



Figure 99
Detail, Côte Saint-Antoine Road looking west showing rooftops of the Saint-Germain and Braeside (right) cottages, Archives of the Westmount Historical Association, (#0567).

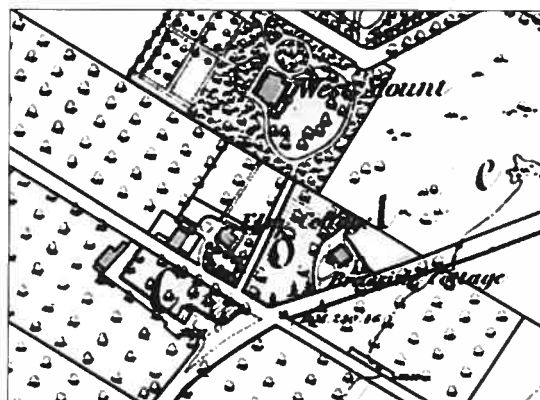


Figure 100
H.S. Sitwell, detail showing location of the Saint-Germain dwelling, Elm Cottage, and Braeside Cottage, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

road (today that section is Greene Avenue). It was the first road to cross the côte road as well. Previously all the roads were part of a fundamental road network, providing public access routes from one area to another.

There were at least three other known cottages built in Côte Saint-Antoine in the early 1800s. One named Elm Cottage was located just to the east of the Saint-Germain dwelling above Côte Saint-Antoine Road on the east side of Belmont Avenue. A neighbouring cottage named Braeside was located just south of Elm Cottage facing the Côte Saint-Antoine Road. A grainy view of Braeside Cottage and the Saint-Germain cottage is discernible in the winter photograph of Côte Saint-Antoine Road (figure 99), although only the roofs of the two dwellings are visible. While the absence of leaves on the trees makes the houses visible, the photograph was taken from quite a distance looking west from where the Forden property gates were located, too far to obtain a clear view. Another photograph, taken of the neighbouring Saint-Germain cottage (figure 43), provides an obscured view of Elm cottage in which its distinctive roof outline, chimneys and gallery posts are just barely discernable through the trees.⁸²

The third cottage, called Hays Cottage, (figure 101) was located further east again, above Côte Saint-Antoine Road not far from Metcalfe Terrace. The Fortification Survey of 1871 indicates that the wood structure was irregular in plan, a square dwelling with a rectangular wing adjoining it to the west side. Both Hays Cottage and Metcalfe Terrace

82. It requires a magnifying glass to see the details of Elm Cottage in the original photographic print (at a size of 8" x 10"), thus providing a detailed view for reproduction here is not worthwhile.



Figure 101

Robert Harvie, detail, view of plateau and Metcalfe Avenue, showing the pavilion roof of Hays Cottage in foreground, 1892, Archives of the WHA, (#0178).

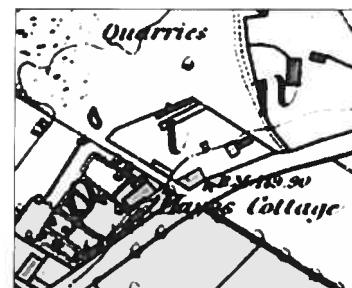


Figure 102

H.S. Sitwell, detail showing Hays Cottage, Fortification Survey, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

belonged to Moses Judah Hays. He purchased the small portion of land (3 x 4 arpents) above Côte Saint-Antoine Road in 1845.⁸³ The property was later purchased by James Crawford in 1902 and divided into lots for resale, a development that in all likelihood foretold the demolition of Hays Cottage.⁸⁴

From the *Plan of the Property Belonging to Henry Lavender Esq.* (figures 103 and 104), it is possible to glean some important details about the design of Elm Cottage. The 1874 plan confirms that there were verandas on the north and south façades of the cottage. Yet by 1897, at the time of photograph in figure 43, a veranda is visible along the west façade as well. That photograph provides the additional information about the roof, which was a four-sided pavilion roof with one central dormer on the west elevation (the other sides are not visible). From the Fortification Survey of 1871 it is possible to determine that Elm Cottage was a masonry structure (veranda details are inconclusive). In the farmyard, to the north of the driveway, were several outbuildings, barns and sheds. By the time of the Rielle map of 1874, one of the outbuildings was used as a post house (refer to lot 227-1 in figure 104).

83. ANQ, deed of sale, 19 09 1845, Lacombe, P. Refer also to Table 1, Appendix I.

84. Date of demolition is unknown. The sale to James D. Crawford is recorded at the Bureau de la division d'enregistrement de Montréal. Crawford's wife, A.R. Smith, was proprietor at time of subdivision, 25 04 1902, *Plan Showing the Subdivision of lot 281*, #2174, Vol. 30A.

Notable on the Rielle map is that lot 227 was not surveyed. It was simply identified as "Mrs. Starke's." This is the location of Braeside Cottage. From the view in figure 99, it is possible to determine that Braeside had a pavilion roof with two dormers and chimneys at each side, in keeping with the Québec cottage. The masonry dwelling had verandas on both the front and rear façades, as confirmed in the Fortification Survey of 1871.

While the cottages survived until the late 1890s, they were all eventually demolished.

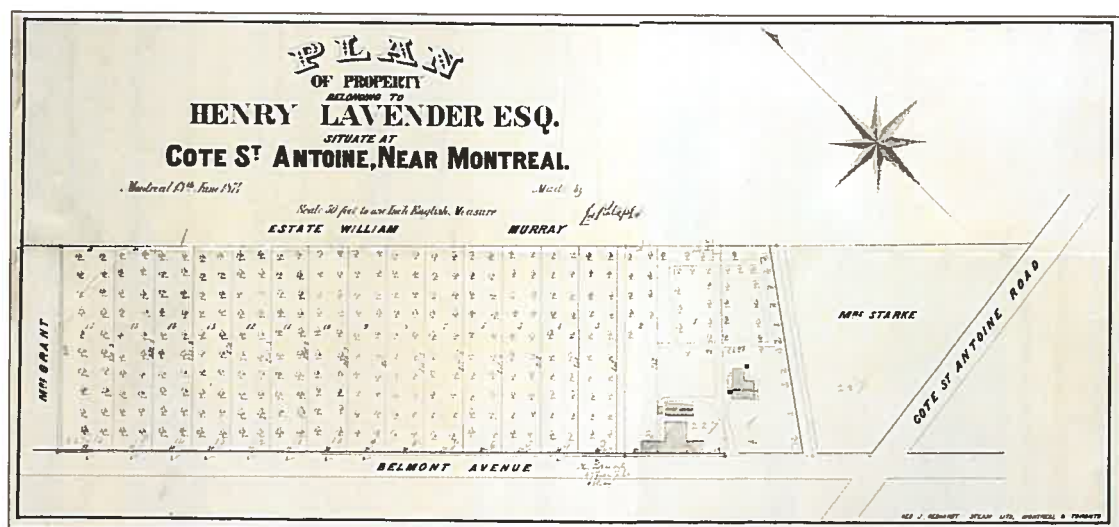


Figure 103 (Top)
Joseph Rielle, Plan of Property Belonging to Henry Lavender Esq. situate at Cote Saint. Antoine, June 13 1874, McCord Museum of Canadian History, papers of Deligny, Armstrong, Phillips, Bentham Family Fonds, (P009/D.03).

Figure 104 (right)
Joseph Rielle, detail (rotated to orient the house and streets in their conventional directional setting with Belmont running north to south. Plan of Property Belonging to Henry Lavender Esq. situate at Cote Saint. Antoine, June 13 1874, McCord Museum of Canadian History, Deligny, Armstrong, Phillips, Bentham Family Fonds, (P009/D.03).

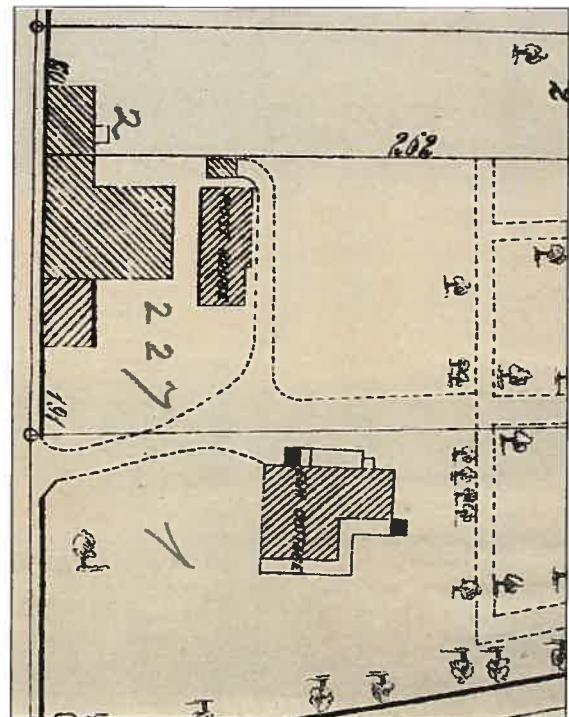




Figure 105

Detail, showing Clarevue (top left) and Braemar (top right), *circa* 1872. Copied for Miss Reekie. Notman Photographic Archives, McCord Museum, (25288).

Braemar (Constructed 1847, extant) and **Clarevue** (Constructed 1847, demolished)

In 1847, a pair of important residences were built in Côte Saint-Antoine.⁸⁵ Clarevue and Braemar, were twin cottages built north of where The Boulevard runs today. One of the dwellings remains extant today. Braemar and Clarevue housed the co-owners of the Rose Mount property. They divided the upper reaches of the estate into two lots for their own use and planned the division of the lower half into lots for resale.

These two very fine dwellings were built in 1847. There has been much speculation about who designed the buildings. In a number of published texts, the architect William Footner (1799–1872) – lauded for his design of the Marché Bonsecours, among other prominent structures – is credited with the design of Clarevue and Braemar.⁸⁶ He was the first owner and builder of Clarevue. Confirming this is a notarized deed stating “which said House Stable and outbuildings were also erected by and at the sole cost and charges of the said William Footner.”⁸⁷ The deed of sale and subsequent notarial contracts for the Rose Mount property list Footner’s profession as “commission merchant” casting doubt

85. The construction date is in an auction notice, *The Montreal Gazette*, March 4, 1850, pg. 3.

86. Three sources are: Beaupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Volume 1, page 72; de Prey, Pierre and James, Ellen. “Les Villas de pline et les éléments classiques dans l’architecture à Montréal” *ARQ*, October 1983, pages 1–2; Service de la planification du territoire. *Architecture domestique I – Les résidences*, page 227.

87. ANQ, deed of division and agreement, Gibb, I.J., 27 06 184, page 5. The same description is used for John Eadie in reference to his ownership and the building of Braemar.

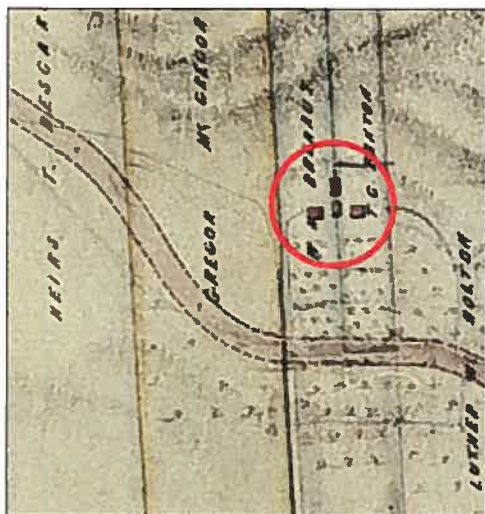


Figure 106 (right)
Joseph Rielle, detail, Map of the Montreal Mountain Boulevard, 1858, McCord Museum of Canadian History, (M4853). Circled are Metcalfe Terrace (left) and Braemar and Clareview (top right).

as to whether he actually designed Clarevue and Braemar.⁸⁸ This has led researchers to question whether two men of the same name lived in Montréal concurrently, one being the renowned architect, the other engaged as a commission merchant. Local directories establish that only one William Footner existed, until such time that his son William, also an architect, appears in 1868.⁸⁹ In 1847, the year that Braemar and Clarevue were built, William Footner, "Architect," moved his professional offices and published a notice in *The Montreal Gazette*. The notice lists his services as, "Valuations, Plans of Property, House Agency, as usual. All descriptions of Artificers' Work measured, and Disputed Accounts adjusted."⁹⁰ Footner provided a variety of other services related to the building trade, including land development and property sales. It is not unreasonable to conclude that he gave his occupation as commission merchant on notarial contracts involving land transactions, for indeed, he was not acting in his capacity as an architect in those instances.

For one year, between October 1846 and October 1847, Footner and John Eadie⁹¹ owned the entire Rosemount property.⁹² Having bought the property primarily for

88. ANQ, receipt and discharge of sale, Gibb, I.J., 23 06 1847, and deed of sale, Gibb, I.J., 27 10 1847. Regarding Footner's business are leases and deeds of sale in the record books of notaries Stanley Bagg and I.J. Gibb during the mid 1840s that indicate that William Footner purchased land and buildings for speculation, ANQ (contracts are too numerous to list).

89. Lovell, John. *The Montreal Directory*, 1868–69, page 160. In *The Montreal Directory of 1849–50*, William Footner's occupation is given as architect and residence as "Rosemount," pg. 90.

90. *The Montreal Gazette*, Volume LV, #193, October 18, 1847, page 1.

91. In 1846, John Eadie worked for the Provident and Savings' Bank as an actuary. Refer to advertisement for the firm in *The Gazette*, Vol. LIV, No. 10, January 23, 1846, page 3.

92. ANQ, deed of sale, 29 10 1846, Gibb, I.J., (purchase from Asa Goodenough), and deed of sale, 27 10 1847, Gibb, I.J., (sale to John Young).

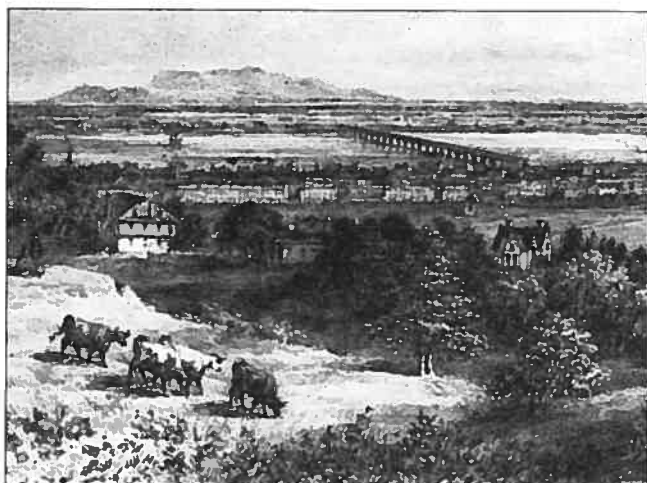


Figure 107

J. Duncan, detail, *View from the Mountain*, 1870. Reproduced from *Old Westmount*, page 34.

Of the three houses depicted on the crest of the hill, Braemar is on the left of the painting and Clarevue is the house to Braemar's immediate right in the middle.

investment purposes, they planned to sub-divide and sell most of the land as individual lots.⁹³ Their cottages were built on the upper reaches of the property above Rose Mount, where William Footner retained the western lot (1), and John Eadie, the eastern lot (2).⁹⁴ Clarevue is no longer extant, and today the address of Braemar is 3219 The Boulevard.

What was the original design of the two cottages? It is certain that they were identical as plans suggest in H.H. Macfarlane's land survey of 1848 (figure 109) and as an advertisement for their sale confirms. "The houses, erected in 1847, are of uniform design and arrangement, replete with every modern convenience, and finished in good taste, with every care for permanent comfort and respectability."⁹⁵

From two other early sources, it is possible to determine the original design of the structures. In a painting by James Duncan, *View from the Mountain* (figure 107), dated 1870, both Braemar and Clarevue are clearly depicted. As illustrated, Clarevue was a Neo-Classical or more precisely, a Greek Revival cottage, characterised by the prominence of its large belvedere and the heavy Doric columns of the encircling verandah. The painting shows that by 1870, Braemar had already undergone significant alteration. The upper storey was enlarged and the roof's height, size and pitch increased; the belvedere was enveloped by the new pavilion-style roof lit by large dormer windows. A second gallery was added above the first, also enveloping the structure.

93. Instead the Honourable John Young purchased all of the property (excluding the portions retained by Footner and Eadie), including the Rose Mount villa.

94. The lot numbers are provided on a survey entitled, *Rose Mount, situate on Cote St Antoine, near Montreal, subdivided into lots, the property of Asa Goodenough Esq.*, 1846. Surveyed by H.H. Macfarlane. ANQ, notarial contract, 29 10 1846, Gibb, I.J.

95. "By Auction," *The Montreal Gazette*, March 4, 1850, page 3.

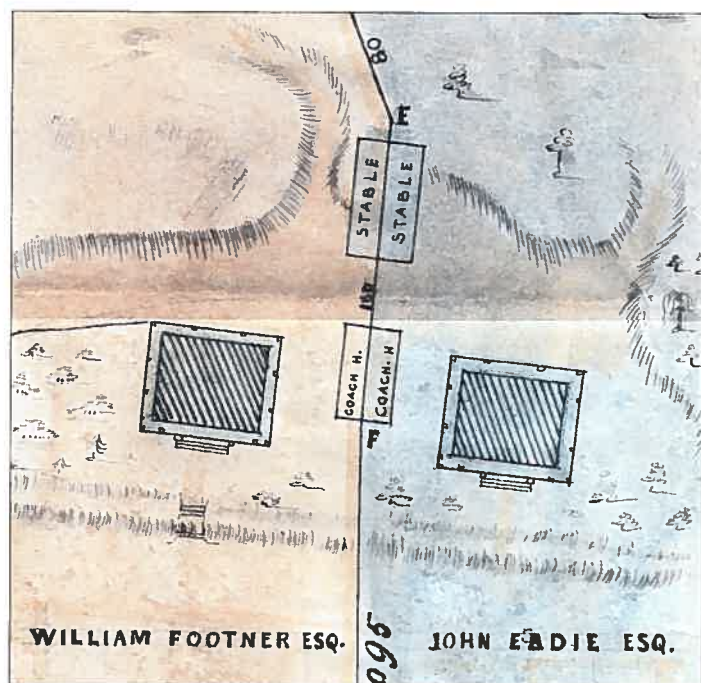


Figure 108 (Enlargement)

H. H. Macfarlane, detail, Braemar and Clarevue, *Plan of Upper Rosemount Showing the line of Boundary Between the Proprietors John Eadie and William Footner Esquires*, April 29, 1848. ANQ, (CN601, S 175).

Figure 109

H. H. Macfarlane, detail, *Plan of Upper Rosemount Showing the line of Boundary Between the Propertors John Eadie and William Footner Esquires*, April 29, 1848. ANQ, (CN601, S 175).



The Côte Saint-Antoine cottages were strikingly similar to another cottage named Hamilton Place (figure 110), built in Paris, Ontario, in 1844. The three-storey dwelling (plus basement) contrives to be a storey and a half in height, with the windows of the second storey under the eaves of the broad gallery roof. Comparing the section of Hamilton Place (figure 111), the Barott & Blackader section of Braemar (figure 112), together with the photograph showing Clarevue (figure 105) reveals the probability that all three originally shared a very similar structural design.

Today, Braemar retains ample evidence of the original configuration to support this theory. Windows illuminating the stairwells on the west and east façades are located just above the floor of the second storey. Their height and placement is at odds with the present layout. Originally they would have illuminated the second storey only and looked out just below the gallery roof. A room central to Braemar's attic storey was once the belvedere, the chimneys are evident at each end. The floor boards of the room are the old broad planks, differing from the rest of the fourth storey.

While it was commonly believed that a storey was added to Braemar, it is concluded that the roof profile was significantly altered and the fourth floor expanded, changing the small belvedere into an attic storey illuminated by dormer windows.



Figure 110

Hamilton Place, Paris, Ontario. Reproduced from *The Ancestral Roof*, page 140.

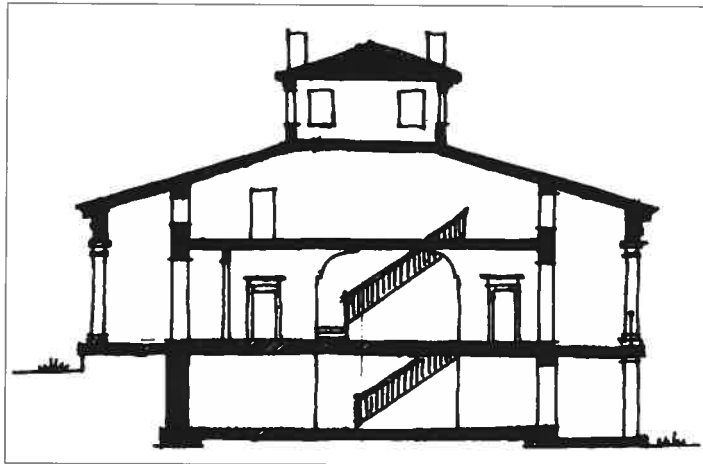


Figure 111
Section, Hamilton Place,
Paris, Ontario. Reproduced
from *The Ancestral Roof*,
page 243.

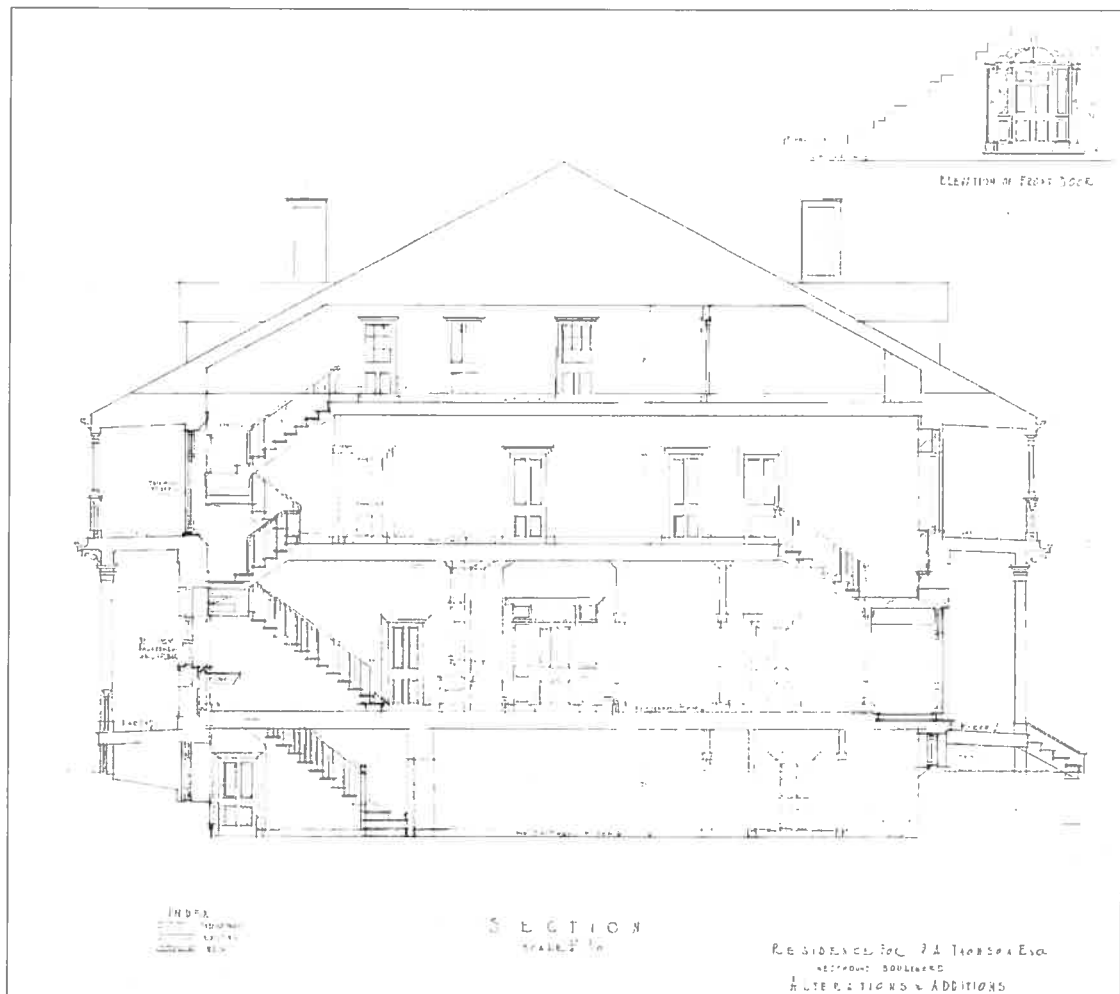


Figure 112
Barott & Blackader Architects, Section, Residence for P.A. Thomson Esq, Westmount
Blvd, Alterations and Additions, Drawing No. 133/5, 1924, Borough of Westmount.



Figure 113

Braemar, contemporary view, date and photographer unknown, reproduced from *A View of their Own: The Story of Westmount*, page 23.

There are theories proposed by both the Beupré Michaud and Ethnotech studies that suggest that the dwellings were covered with brick by 1874. The conclusion drawn by the two researchers for the use of brick is different. Following is a summary of the hypotheses included in the Beupré Michaud study:

"(. . .) these two 1847 buildings, in all likelihood twins up to 1868 (when they appear on the Fortifications map) each moved on to a different destiny somewhere between 1868 and 1874 when Braemar ceased being described in notarized deeds as "a two-storey house" to become a "two-storey stone and brick dwelling house". Unlike Ethnotech, we believe the house must have been covered with brick at that moment:

– We cannot see how or why in 1845 so much brick would have been carried to the end of the steep road then leading to Braemar when stone from Mount Royal already offered a good wall material."⁹⁶

Judging from the configuration of the structures as seen in the Duncan painting of 1870 (figure 107) combined with the descriptions in early contracts,⁹⁷ it is concluded that the two dwellings were built of stone. Braemar was likely covered with brick at the same

96. Beupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Volume 1, page 72.

97. ANQ, 27 06 1848, Gibb, I.J.; 02 03 1850, Gibb, I.J.; 30 05 1850, Gibb, I.J.; and 20 04 1866, Doucet, T.B. All four contracts describe the house as "two-storey stone" dwelling.

time the roof alterations were done; integral to that task was the reconfiguration of the second-storey exterior walls. The Beupré Michaud study narrows the time frame of the brickwork to a period between 1868 to 1874. The year 1868 is established by the Fortification Survey. However, the conclusion is poorly reasoned as the survey only records the cottages in plan. The footprint of Braemar did not change with the alterations, and as such, the data provided by the survey is not relevant. Evidence confirms only that the brickwork was done before 1870, when the house (after alteration) appears in the Duncan painting (figure 107).

It was believed that the galleries date to alterations made in 1924 by Barott and Blackader architects.⁹⁸ In addition to the images of the house proving to the contrary, the Barot and Blackader drawings (figure 112) do not include the galleries among their additions or alterations. All changes to the building were noted, which on the exterior included new window openings and the Neo-Georgian front door with elliptical fanlight. The alterations at that time largely involved the interior, relocating the staircase in the pantry,⁹⁹ removing the original stairs by the north entrance doorway and claiming the space to expand the library, and provide new cabinetry in the kitchen and pantry, as well as the library.¹⁰⁰

While Braemar has undergone significant alteration over its 157-year history, most of the original fabric has not been lost. Rather, the additions to Braemar served to envelope the structure, keeping each storey intact. Traces throughout the building tell of its evolution and provide ample evidence for more in-depth study.

In recognition of its heritage value, Braemar was classified in 1984 by the government of Québec.¹⁰¹ Along with the Hurtubise house, Braemar is one of only two historic dwellings in the study area so recognized. According to architectural historian Luc Noppen, Braemar represents the only cottage of this type on the island of Montréal.

98. Beupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Survey sheet, Zone E, page 5.

99. Today a door to the gallery is suspended in the air on the west façade at the height of the second storey. Originally, the pantry staircase was located about four and a half feet away from its present location against the wall of the dining room. When the staircase was moved to the opposite side of the pantry, its new path lay in the way of the door. The stairs were altered to continue to the attic storey, rendering the doorway inaccessible. The Barott & Blackader plans specified a new window in the door opening, yet this was not done.

100. Borough of Westmount, Series of architectural drawings, Residence for P.A. Thomson Esq, Westmount Boulevard, Alterations and Additions, Barott & Blackader Architects, 1924. There were no drawings existing for the exterior elevations.

101. Noppen, Luc. "Maison Braemar," *Les chemins de la mémoire, Monuments et sites historiques de Québec*, Tome II, page 158.

The introduction of the detached, single-family dwelling

From the 1840s, a new type of domestic architecture emerged in Côte Saint-Antoine. Defined as detached, single-family dwellings, there are several features distinguishing this building type from the farm houses, villas and cottages previously examined.

In terms of landscape, the single-family dwelling relates primarily to the street, not to a private property.¹⁰² The first examples of the type emerged along Côte Saint-Antoine Road. These include the four dwellings of Metcalfe Terrace and Riverview (formerly Maison Justine-Solomé Hurtubise). Metcalfe Terrace was built between *circa* 1838 to 1840, and Riverview in 1847. The detached, single-family dwellings were built on newly divided lots as the old strip farms were portioned up for sale. The lots were of generous size compared to today, with accompanying kitchen gardens, often a small orchard, and barns and stables, the latter a necessity to house the occupants' only transport into town. Notable at the time of the Fortification Survey of 1871 were the formal (and often symmetrical) gardens fronting the street, with circular or straight footpaths, shrubs and flower beds adding to the picturesque quality of the setting.

By the 1860s, the landscape began to alter significantly with the introduction of new public roads. Notable is the grid of the streets imposed upon the steep grades of Côte Saint-Antoine's summit. Less regard was placed on the practical concerns of easy accessibility and more on a desire to impose a different order, one representing the political and social ideals of emerging residents.¹⁰³

In terms of occupants, the detached, single-family dwelling introduced a new resident to Côte Saint-Antoine; no longer one reaping his living from the land or summering at the country estate, but rather one who lived permanently in the area and who made their living from sources other than agriculture.

In terms of architecture, the single-family dwellings differed from their predecessors by their size and design. While they were generally larger than the farm houses and cottages, they were smaller and less opulent than the villas. They fall into a category between, their design reflecting the new middle-class who settled and built in Côte Saint-Antoine. They feature fine building materials and detailing, and boasted amenities considered modern in their time. They reflected popular architectural tastes, from the Regency cottages to the picturesque styles – Gothic Revival and Second Empire, among others – common to domestic architecture from the mid to latter 1800s.

102. Kalman, Harold. *A History of Canadian Architecture*, Volume 2, page 612.

103. *Ibid*, page 595.

Historian Aline Gubbay notes that in Côte Saint-Antoine in particular (and reinforced later with the creation of Westmount), that the differences between the rural and urban dwellings were blurred toward the end of the 1800s:

"(. . .), des habitations urbaines, petites et grandes, appaissant le long des rues existantes et des allées des anciennes propriétés. Comme la différence entre l'habitation urbaine et rurale a toujours été moins marquée au Canada qu'ailleurs, un grand nombre de ces nouvelles demeures urbaines auraient pu aussi bien s'harmoniser à un milieu campagnard. Il en résulte un aspect mi-urbain, mi-rural qui constituera un modèle pour une grande partie du développement ultérieur de Westmount."¹⁰⁴

However, certainly in comparison to the city of Montreal and the townhouses that lined the streets of the Old and New Town, Côte Saint-Antoine took a very different route in its development. By the end of the study period, and indeed, to the turn of the century, the area retained the ideal of the country, with views of the farmland and vistas beyond. The new single-family dwellings were scattered along the few roads built among the operating farms and country estates.

New public roads were created in the eastern section of Côte Saint-Antoine. Single lots to either side of the long driveways up to Rosemount and Edgemount were among the first purchased and developed. Frederick N. Boxer's map dating to 1859 (figure 116) illustrates the burgeoning development at the eastern end of the côte. The Beaupré Michaud study, *Westmount : analyse du patrimoine immobilier*, refers to this section as



Figure 114
Rosemount Avenue,
circa 1906–7, colour
postcard published by
Valentine & Sons, Co.
Ltd., Great Britain,
collection of Janet
MacKinnon.

104. Gubbay, Aline and Hooff, Sally. *Montréal's Little Mountain / La petite montagne*, page 41.

“the cradle” where urban residential development began in earnest.¹⁰⁵ Subsequent development soon followed with the creation of Metcalfe¹⁰⁶ and Kensington Avenues.

Fortunately, many of the single-family homes dwellings built from the mid-1800s have survived, providing sufficient examples of the period architecture built in the study area. The detached dwellings were all individually designed, yet demonstrate the common influences of the Victorian era.

Figure 115(inset)

H.S. Sitwell, detail, showing the lots created on Rosemount Avenue, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

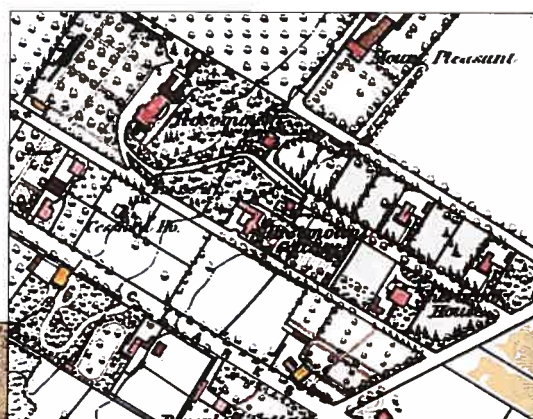


Figure 116

Frederick N. Boxer, detail, *Map of the City of Montreal: Shewing the Victoria Bridge the mountain & proposed boulevard*, 1859, published by Starke & Co. Printers, Montréal, Bibliothèque nationale du Québec, (G 3454 M65 1859 B68 CAR).

105. Beaupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Volume 1, page 137.

106. The date of the construction of Metcalfe Avenue is unknown, however a survey dating to 1855 by N.H. McKenzie indicates the road was “proposed” at that time. ANQ, deed of sale, Papineau, D.E., 08 03 1855.

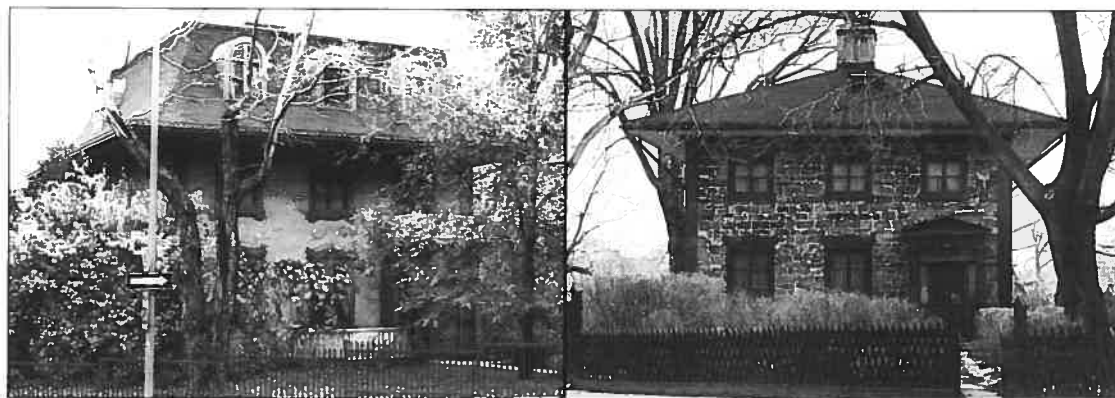


Figure 117

Aline Gubbay, extant dwellings of Metcalfe Terrace, 1978, Archives of the WHA. Left 168 (orig. No 2) Côte Saint-Antoine Rd. Right: 178 (orig. No. 3) Côte Saint-Antoine Rd.

Metcalfe Terrace, Côte Saint-Antoine Road

(Constructed between 1838 – mid-1840s, two dwellings of four remain extant)

Metcalfe Terrace was designed and built by Moses Judah Hays, a well-respected military engineer who owned the Montreal Water Works from 1832 to 1845.¹⁰⁷ Moses Judah Hays purchased the land, originally concession 621, between 1838 and 1839.¹⁰⁸ The exact construction date of Metcalfe Terrace is unknown, although attributed to 1844 in contemporary historical accounts.¹⁰⁹ Metcalfe Terrace, so-named not because it comprised a row of adjoining houses, but rather a series of four identical dwellings and barns equally spaced on lots built on the south side of Côte Saint-Antoine road. They were located at the point where the land just begins to rise from the plateau. The dwellings were numbered from one to four, ascending from east to west.

The stone dwellings are rectangular in plan. Their distinctive four-slope roof has a large overhang, with a chimney crowning the centre. The 1988 Beupré Michaud study defines the dwellings as *Neo-Grecian* in style,¹¹⁰ but, a truer association would be to the Regency style with a modest use of Greek and Roman motifs. According to Glenn Bydwell's study, the "Regency style is attributed to the houses for the general character of their original decoration and for the conception of their simple but handsome

107. In conversation with Alan Stewart, Montréal, April 2004.

108. It is likely that Hays bought the land in two purchases, judging from the lot size purchased in 1839 which was not the total size of the property on which Metcalfe Terrace was built. In addition, the *Livre terrier* records Hays on concession 621 in 1838. Refer to: AVM, *Livre terrier de la Seigneurie de l'Île de Montréal*, pg. 730, and ANQ, deed of sale, 19 09 1839, Lacombe, P.

109. Saly, Dr. Hélène et al. *Old Westmount*, page 27. This date requires further verification.

110. Beupré, Pierre and Michaud, Josette et al. *Westmount : analyse du patrimoine immobilier*, Volume 1, page 71.

facades."¹¹¹ The dwellings were stuccoed in the 1800s, as evidenced by photographs taken in the 1880s.

The eastern-most house, numbered one Metcalfe Terrace, was destroyed by fire, although no further details are known. The last house, numbered four, met the same fate. A deed of sale noted that the property had no buildings "except a root house and the walls of buildings which formerly existed on the said lot, but which have been destroyed by fire."¹¹² The fire may have occurred prior to 1857. The property and dwelling was sold by Catherine Hays in 1855, but certified copies of the deed dating to 1857 have additional marginal notes indicating that the dwelling, barn and other buildings were "burnt since" and that the lot was "without buildings thereon."¹¹³

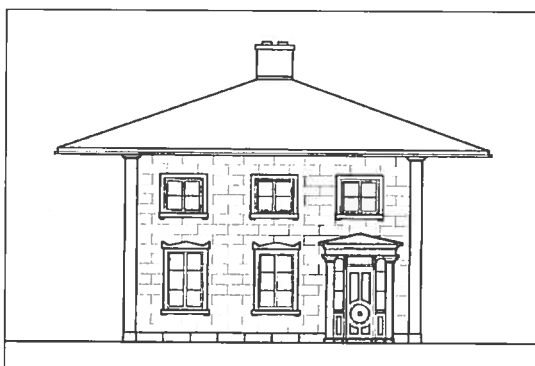


Figure 118
G. Bydwell, Front Elevation, 1840 to 1857,
168 Côte Saint-Antoine, 1999. From *A
Preservation Assessment & Preservation
Plan for the 'Wardleworth House.'*

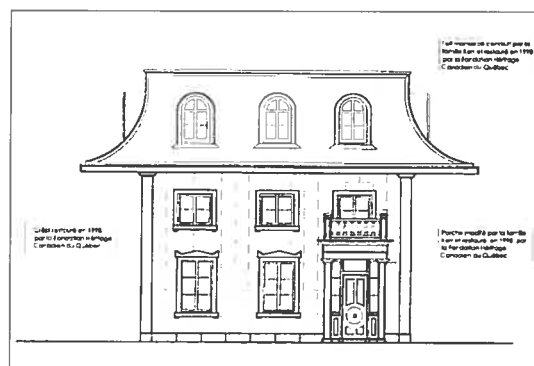
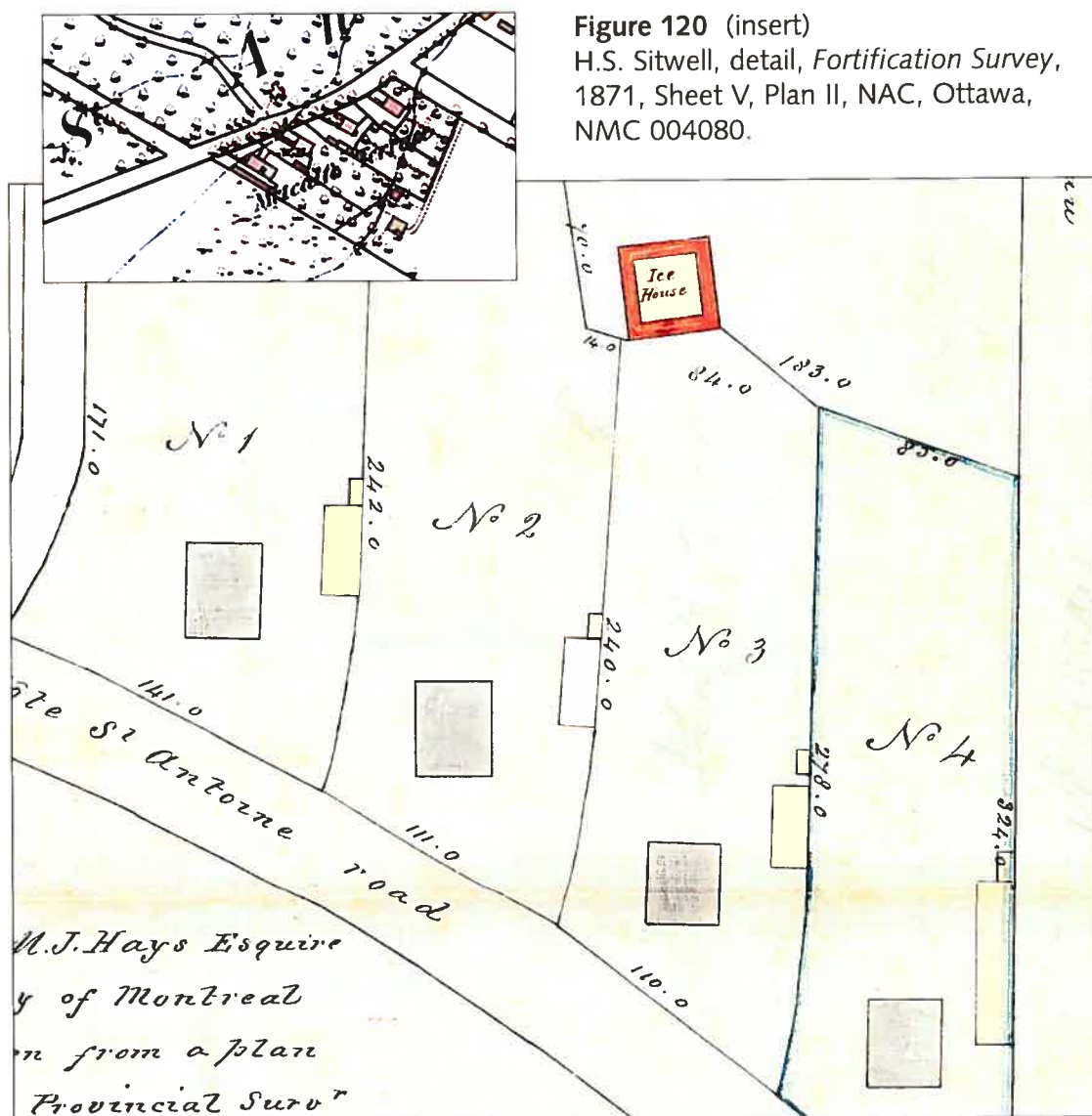


Figure 119
G. Bydwell, Front Elevation in 1999,
168 Côte Saint-Antoine, 1999. From *A
Preservation Assessment & Preservation
Plan for the 'Wardleworth House.'*

111. Bydwell, Glenn and Vibert, Sonia. *A Preservation Assessment & Preservation Plan for the 'Wardleworth House,'* page 14.

112. ANQ, deed of sale, Papineau, C.F., 18 03 1887, page 2.

113. ANQ, deed of sale, Papineau, D.E., 08 03 1855, page 2. Two semi-detached houses (today 184 and 188 Côte Saint-Antoine) were built on the site of No. 4 Metcalfe Terrace. In 1889, Edward John Maxwell, a builder and lumber dealer, built a residence for himself and family (188 Côte Saint-Antoine), and his son, noted architect Edward Maxwell, subsequently built the adjoining residence (184 Côte Saint-Antoine) *circa* 1896. In conversation with the current owners (architects Christopher Dunkley and Alison Wynne Sorbie) of 184 Côte Saint-Antoine on April 25, 2003, it was learned that the 1840s foundations of the No. 4 Metcalfe Terrace still exist and 188 Côte Saint-Antoine was built upon them. The central chimney was also retained and used in the house at 188 Côte Saint-Antoine. Under the front portion of 184 Côte Saint-Antoine, are the foundation walls of an early addition made to the 1840s terraced house, as visible on the Fortification Survey of 1871 (refer to figure 120).



The second house, extant at 168 Côte Saint-Antoine Road, was altered significantly with the addition of a third storey and mansard roof. The third house, extant at 178 Côte Saint-Antoine Road, has remained in near-original condition. In 1968, the *crépi* was removed, revealing the stone.¹¹⁴

114. Bydwell, Glenn and Vibert, Sonia. *A Preservation Assessment & Preservation Plan for the 'Wardleworth House,'* page 15.



Figure 122
Pierre McCann, Riverview (formerly Maison Justine-Solomée Hurtubise), 513–515 Côte Saint-Antoine, *circa* 1992. Reproduced from *Montréal, son histoire, son architecture*.



Figure 123
H.S. Sitwell, detail, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

Second Empire Style

There were several notable houses constructed and renovated in the Second Empire style in Côte Saint-Antoine. The residences, built or modified between 1869 and 1879, are extant today on, or near, Côte Saint-Antoine Road. Riverview, formerly the Maison Justine-Solomée Hurtubise (figure 122), is located at 513–515 Côte Saint-Antoine. Maison Isabella Nicol (figure 124) is located a few blocks west at 649 Côte Saint-Antoine. Both residences exemplify the American Second Empire style. More modest examples can be found in a residence built by the Congrégation de Notre-Dame located at 605 Côte Saint-Antoine Road and in the Maison Joseph Décarie (figure 125) at 3761 Vendôme.

Riverview is an impressive structure. Almost square, it measures 44 feet in length and 40 feet in depth. The gallery runs 53 feet across the front. The height of the roof is 38 feet from grade, and the tower rises another 12 feet.¹¹⁵ The house was constructed in 1847 and enlarged to its present dimensions before 1871, the latter date confirmed by the Fortification Survey. The alterations were made in the Second Empire style.

The first owner was Justine-Salomée Hurtubise and François Ephrem Hudon, who acquired the property from Antoine Asaïe Hurtubise, Justine-Salomée's brother.¹¹⁶ Hudon

115. Pinard, Guy. *Montréal: son histoire, son architecture*, Montréal (Québec): Méridien, pg. 48. Pinard provides the measurements of 45 x 40 feet, however, an 1876 plan of the property for its sale to William Simpson provides the measurements of 44 x 40 feet, page 46.

116. ANQ, contract, 16 07 1847, Jobin, J.H., Min. notarial #4857.

later purchased more land from Antoine Hurtubise to extend the property north of the house where he constructed stables.¹¹⁷ Justine-Salomée Hurtubise sold the house in 1876 to William Simpson. It was Simpson who named the house "Riverview."¹¹⁸

The house was built of stone and covered with brick by William Simpson.¹¹⁹ Its large *faux-mansard* roof, pierced by gables and dormer windows, and its tower were later additions. The front elevation is symmetrical, with a central entrance door flanked on each side by two windows. Bringing unique character to the house is the gallery enveloping three sides; today its elaborate railing has a distinctive cross pattern. Revealing successive alterations are inconsistencies of style; the brickwork of the chimneys and dormers in the Gothic Revival style, and at the rear, the roof line is interrupted where the house was extended.

Today, the house is divided into two separate dwellings, a fact indiscernible by appearance alone. In 1919, the extension was added at the rear to accommodate a division along the north-south axis. When the building was subsequently purchased in 1985, the interior was completely reconfigured dividing it along the west-east axis. The second entrance door is located unobtrusively at the back of the west façade.¹²⁰

The Maison Isabella Nicol (figure 124) was built in 1869¹²¹ during the height of the style's popularity. Its mansard roof, with compound curve and multicoloured slates, typifies the Second Empire style. Other distinguishing features are the square tower located at the centre of the façade, the cornice and dormers with arched heads, porch with columns, a pair of panelled entry doors with glass in the upper panels and a flight of steps leading up from the street. The residence was built by Isabella Nicol and her husband Richard Warmington on land that previously belonged to Ephrem Hudon,¹²² originally part of the Hurtubise property, concession 617.

The Maison Joseph Décarie (figure 125) at 3761 Vendome Avenue was constructed in 1870,¹²³ and is another fine example of a rural dwelling employing the Second Empire style. Attributes of the Décarie house that characterize the style are the mansard roof, the pedimented dormers and the gallery with columns and elaborate trim.

117. The stables were demolished in 1910, and a small residence was built on the site. The dwelling is extant at 565 Victoria Avenue.

118. *Architecture domestique I – Les résidences*, page 355.

119. Pinard, Guy. *Montréal: son histoire, son architecture*, page 49.

120. *Ibid.*

121. ANQ, construction contract, 19 03 1869, Belle, C.E.O., min. notarial #53501.

122. *Architecture domestique I – Les résidences*, page 545.

123. ANQ, *donation*, 16 02 1870, Décarie, A.C., min. notarial #946, page 7.



Figure 124

Maison Isabella Nicol,
649 Côte Saint-Antoine.
Reproduced from *Les
résidences*, page 544.

The structure is located on land originally part of concession 616 (2) fronting Côte Saint-Antoine Road and opposite the Claxton house (figures 48 to 54). Joseph Décarie (1814–1890) owned the property from 1833¹²⁴ and in a deed of gift, or *donation*, dating to 1870 he left it to his sons, Joseph (1843–1896) and Félix (1845–1902). The dwelling, under construction at the time of the *donation*, was mentioned in a list of four obligations. The second obligation, briefly describing the dwelling, and the fourth, requiring specific building maintenance of two other dwellings belonging to Joseph Décarie, were stated as follows:

"2. Pour leur aider à parachever la maison en pierre de taille actuellement en voie de se compléter sur le surplus de la terre des dits Donateurs ayant front au chemin de la dite Côte St Antoine et vis a vis le lopin de terre ci dessus donné à Félix -- (. . .) 4. à lambrisser en briques les maisons actuelles sur leurs deux terres situées Au Coteau St Pierre ainsi qu'à bâtir une grange sur celle des dites terres acquise des héritiers de feu Joseph Hurtubise."¹²⁵

124. A complete history of the land ownership is provided in Chart 5. The upper portion of concession 616 (2) was sold by Barthélemy Billon to the Congrégation de Notre Dame, and this small lot remained just north of Côte Saint-Antoine Road when Gervais Décarie (1771–1842) purchased the land. From Gervais Décarie, it passed to Joseph Décarie, and then to his sons.

125. ANQ, *donation*, 16 02 1870, Décarie, A.C., pages 7 to 8. The transcription of the text was done by the office of Brooke Claxton; a copy is in the vertical files for the Claxton house.

According to the history of the Maison Joseph Décarie outlined in *Les résidences*, it was originally constructed in stone and subsequently recovered in brick following the requirements of the *donation*. The same authors concluded that the front façade was left in stone as it was considered a more noble material.¹²⁶ This interpretation of the *donation* is questionable. Upon careful analysis of the contract, one learns that in addition to the



Figure 125

Maison Joseph Décarie, 3761 Vendôme.
Reproduced from the booklet, *Collection Pignon sur rue*,
Cahier 8, Notre-Dame-de-Grâce, page 8.14.



Figure 126 (Inset)

H.S. Sitwell, detail of Décarie farm, *Fortification Survey*,
1871, Sheet V, Plan I, NAC, Ottawa, NMC 004079.

dwelling under construction on Côte Saint-Antoine Road there were two houses built in Coteau Saint-Pierre – the first, inherited by Félix, was the stone Claxton house and the second, inherited by Joseph, was a wood house described as, “une maison en bois à un étage, partie lambrisser en briques” located near the Chemin de la Lachine en haut at the location of the brickyards. Clause 4 of the *donation* states that the “maisons actuelles” must be covered in brick by 1874, which would discount the house under construction. It would be unlikely that the Maison Joseph Décarie was first built in stone in 1870 and

126. *Architecture domestique I – Les résidences*, Montréal (Québec): Communauté urbaine de Montréal, page 132.

then recovered in brick by 1874. It is more plausible that it was originally constructed with the cut stone front façade and brick side and rear façades.¹²⁷

The house faces south toward Côte Saint-Antoine Road. Today, views of the front façade are obscured by houses built in front of the property. It is difficult for a passerby to appreciate the full impact of the handsome façade, but careful observation reveals its significance, both in terms of design and workmanship. The cut stone is very high quality. The placement of the openings and doors is symmetrical, and the columns of the gallery form an arched colonnade, the rhythm of which is further emphasized in the arched heads of the dormer windows and doors. Today, the gallery is accessed from a flight of steps at the west side. This may have been a later alteration addressing the reconfiguration of the lot when its access was moved to the west side on Vendome Avenue.

Attached at the rear of the dwelling is an earlier brick farmhouse of which the origins are unknown. Its construction may date to a period between 1833 and 1870, when Gervais Décarie owned the property.¹²⁸

The residence at 605 Côte Saint-Antoine Road was built in 1870 on land purchased from Geneviève Hurtubise in 1860.¹²⁹ The Congrégation de Notre-Dame constructed the dwelling to accommodate a resident farmer to oversee their farmland. The Congrégation maintained the oldest surviving working farm in the area until 1960. The farmland was located behind the dwelling at 605 Côte Saint-Antoine, extending westward to Villa Maria.

The brick house is modest in size and simple in architectural style, yet features a mansard roof with compound curve and a gallery along the front façade. It typifies many of the rural residences built during the period in Québec, although no other examples are known of a similar residence in Côte Saint-Antoine. Taking into account that the dwelling was built by a religious order, and not a private citizen, its simplicity is more readily explained when compared to the other more affluent dwellings in Côte Saint-Antoine.

127. A recent conversation with architect Peter Lanken confirmed this assessment of the building's construction. Having recently renovated the building, Lanken was able to confirm that the configuration of the brick walls were consistent with original construction, telephone conversation, Montréal, Dec. 9, 2003.

128. Further research is warranted for this small dwelling. Guy Pinard, in his book, *Montréal: son histoire, son architecture*, suggests that it was possibly built *circa* 1820, page 383. However, there is no documented evidence and existing physical evidence cannot provide conclusive proof.

129. Beaupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Survey sheet, Zone D, page 10.

Gothic Revival

A small number of superb dwellings of the Gothic Revival style were constructed in Côte Saint-Antoine from the late 1860s. Particularly noteworthy is the Daniel Wilson residence at 490 Mountain Avenue (figure 127). It was one of the first built, rivalling many of its contemporaries in the Golden Square Mile.

Daniel Wilson is credited with building the house in 1868, as both owner and contractor.¹³⁰ He was an entrepreneur who solidified his reputation with the construction of a number of significant commercial buildings in Montréal, including Molson's Bank, the Merchants' Bank of Canada and the Windsor Hotel. He managed the quarry in Pointe-Claire which supplied the stone for the Victoria Bridge.¹³¹



Figure 127

W.S. Keith, Daniel Wilson residence, 490 Mountain, *circa* 1900. Collection of the McCord Museum of Canadian History, (MP-1975.209.13).

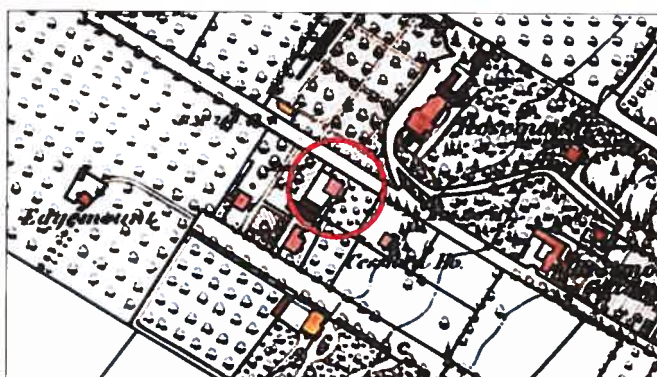


Figure 128

H.S. Sitwell, detail, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.

130. ANQ, construction contract, Hunter, W.S., 17 01 1868, min. notarial #50236. Service de la planification du territoire. *Architecture domestique I – Les résidences*, page 759.

131. Service de la planification du territoire. *Architecture domestique I – Les résidences*, page 759.

His fine masonry house is unusual in its composition. With an asymmetrical configuration, the front façade and entrance face Mountain Avenue, while the south, and arguably, its principal façade faces the river view. It is here that its imposing design and volume are most accentuated. This was a building designed to be viewed while ascending the steep climb up the hill. Consideration was never given to the possibility that one day it would be surrounded by other dwellings, all within such close proximity.

Characteristic of the Gothic-Revival style is the use of the masonry, which extends uninterrupted into the gables. The design responds to the prevailing trends of the period with its rock-faced stone and cut-stone quoins. The vertical emphasis of the design is reinforced by the projecting eaves and steeply pitched gables, topped by finials and decorated with ornate bargeboards. The delicate posts with decorative brackets and ornate railings of the elevated gallery and balcony above provide a particularly colourful embellishment to the south façade. The windows with arched dripstones, trefoils and the lynch-gate porch of the entranceway further exemplify the Gothic-Revival style.

Of the dwellings built in the Gothic-Revival style in Côte Saint-Antoine, 490 Mountain is one of the finest. At the time of its construction, there were few to inspire its design locally. Twenty years earlier in 1848, Albert Furniss built Trafalgar House, his sprawling summer villa located just steps beyond Côte Saint-Antoine's border on Trafalgar Avenue, near Côte-des-Neiges.¹³² This brick house was designed by John George Howard, whose harmonious blend of Gothic and Tudor features renders Trafalgar House an exceptional example from its period.

Yet, closer in style and date is the O.S. Wood residence at 3274 McTavish. Built in 1862,¹³³ this residence provides a striking comparison with its unabashed use of Gothic motifs. Built in the Golden Square Mile, it was one of the grander mansions of the day and would likely have been known to someone like Daniel Wilson, a builder himself.

Today, the Daniel Wilson residence stands in near-original condition; the few changes on the exterior largely comprise the decorative woodwork, removed or simplified in later repairs. Gone are the ornate bargeboards, the brackets of the gallery, and the finials. Nonetheless, the dwelling may still be singled out among the fine examples of Gothic Revival architecture built in Montréal.

132. Marsan, Jean-Claude. *Montréal en évolution*, pg. 251. The land was once owned by John Oglivy, who named the farm Trafalgar. According to *Westmount: A View of their Own*, the property was purchased in 1836 by Furniss, pg. 20. He divided the farm into villa lots for resale in 1847. Refer to: ANQ, Act of Deposit of Plan of Trafalgar Property, 21 10 1847, Crawford, P.

133. Beupré, Pierre and Michaud, Josette *et al.* *Westmount : analyse du patrimoine immobilier*, Volume 1, page 79.

Opening up the flat

Metcalf Avenue provides two examples of the single-family dwellings that began to appear “in the country,” as Côte Saint-Antoine was. Influenced by the materials and styles found in pattern books and adhering to ideals of the picturesque, another generation of individually designed dwellings brought further variety and texture to the architectural landscape of the côte.

The first of these dwellings were simpler than their neighbours on Rosemount, Mountain and Clarke Avenues. Built of brick, they each had front-facing gables and large galleries, employing a reserved use of Gothic motifs. Their overall design, enhanced significantly by intricate woodwork, relied on a carpenter's deft hand.

The first of the two to be constructed was the residence of the Harvie family at 355 Metcalfe Avenue (figure 129). It was built prior to 1868, as evidenced by the Fortification Survey (figure 130). At that time it stood alone, the first single-family residence built in the fields midway between Côte Saint-Antoine Road and Dorchester (today's Ste-

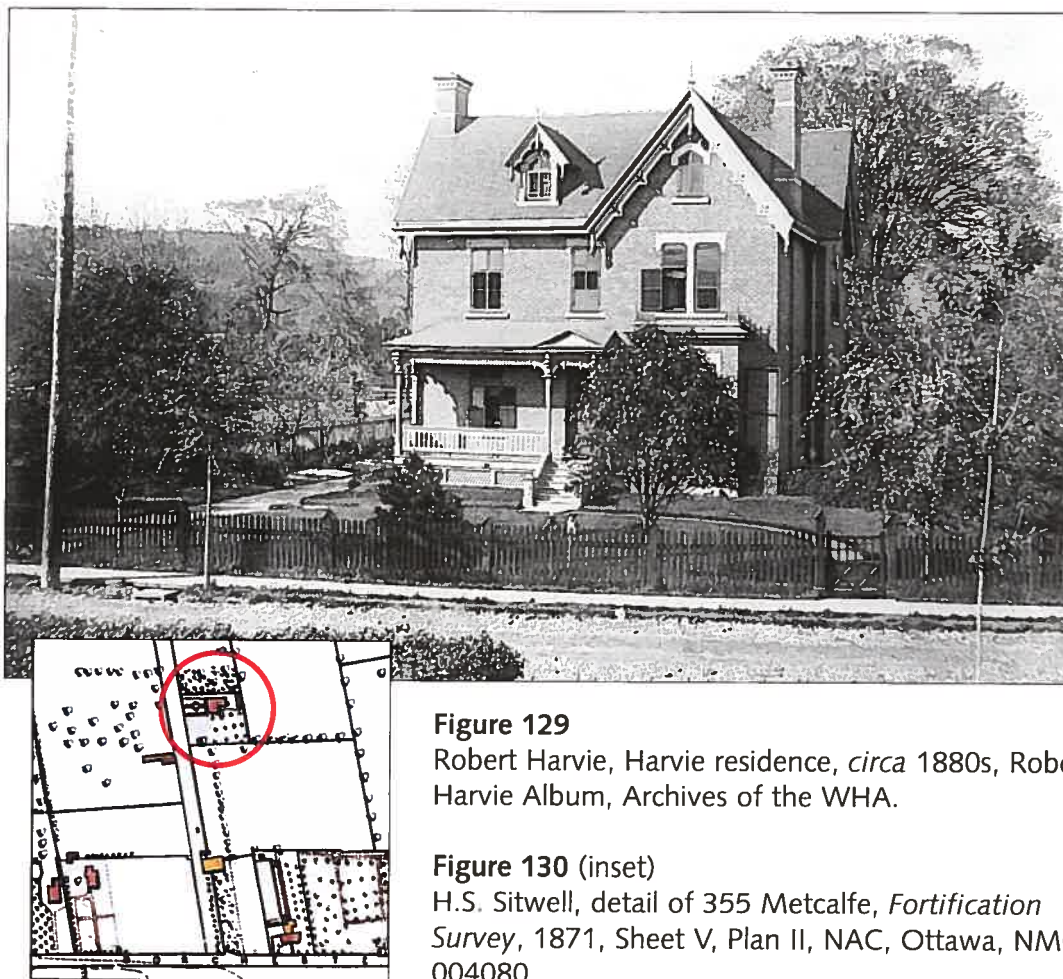


Figure 129

Robert Harvie, Harvie residence, *circa* 1880s, Robert Harvie Album, Archives of the WHA.

Figure 130 (inset)

H.S. Sitwell, detail of 355 Metcalfe, *Fortification Survey*, 1871, Sheet V, Plan II, NAC, Ottawa, NMC 004080.



Figure 131

Detail, Front Elevation, renovations for 355 Metcalfe Avenue, date and architect unknown, Archives of the Westmount Historical Association.

Catherine Street). Its closest neighbour was a wood house at the southern end of Metcalfe, likely first accessed from Dorchester.¹³⁴ The large lot accommodated a carriageway along the north side to a coach house at the rear, and in the photograph from the 1880s (figure 130) the front garden featured a semi-circular walkway to the entrance. At the time of the Fortification Survey of 1871, a walkway led directly from the street to the entrance, with a circular flower bed at the mid point along its straight path. The house was sheltered to the north by trees and to the south by a small orchard. The garden occupied about two thirds of the large lot.

Details of who built the dwelling are not known. The Harvie family lived in the house prior to the turn of the 1900s and after. It was well documented from the 1890s through

134. Nothing is known about the wood dwelling. It is included in chart 8, refer to the last entry of the demolished dwellings.



Figure 132

Robert Harvie, Harvie residence, *circa* 1890s, Harvie Album, Archives of the Westmount Historical Association.

the photographs of Robert Harvie. The house was demolished in about 1962–1963, and replaced by a row of five townhouses.¹³⁵

The two-and-a-half-storey brick structure had an asymmetrical design with a front-facing gable, tall ornamental chimneys, a panelled main entrance door and sash windows. Although an important feature, the bargeboards and gallery woodwork were understated. In a front elevation (figure 131) drawn for planned renovations, faint traces of the dormer window are evident.

The design of the dwelling reflects life in the country and the type of “modern conveniences” available during this period. A well is not indicated on the Fortification Survey of 1871 for this dwelling, and accordingly, plans of the basement reveal that a large cistern (almost 12 x 10 1/2 feet) collected rain water from several conductors. A second cistern filtered the water.

Hazelhead (figure 133) was built across the street from the Harvie residence at 364 Metcalfe Avenue. According to the current proprietor, W.M. Williams, the lot was first owned by Andrew Cameron and Catherine Glennon, and purchased in 1872 by John

135. No documents were located attesting to the date of demolition, however a “deed of the creation of the servitude” for the townhouses dates to August 20, 1963. From the vertical file of current townhouse owner, Raymond Ulyatt, 2004.



Figure 133

Hazelhead, 364 Metcalfe, built *circa* 1872-3. Photographer unknown. Private collection of W. Williams, current proprietor.

Thompson (1833–1874).¹³⁶ It was the Thompson family that named the house Hazelhead, after a town in Scotland where the parents of John Thompson's wife, Margaret Wark Thompson, had lived.¹³⁷ When Thompson died in 1874, his widow and children remained in the house for another twelve years. The house was then sold by auction on May 11, 1886, to George Stephen (1829–1921), knighted that year becoming Lord Mount Stephen. Lord Mount Stephen never lived in Hazelhead, but instead bought it for a relative named George Stephen Plow.¹³⁸

Much like its neighbour at 355 Metcalfe, Hazelhead was a brick dwelling on a stone foundation. The two-storey dwelling had a front-facing gable with lacy bargeboards and tall finials, a design element repeated on the two side façades. The most prominent feature was a large porch across the front; more ornate and graceful than the Harvie house at 355 Metcalfe. Today, the decorative woodwork has been removed and the brick stuccoed over, but the porch is still there.

At the rear of the house, perhaps a latter addition or renovation, the exterior brick walls exhibit an old pointing technique. The courses at the rear were laid wider than at

136. W.M. Williams. *Historical Notes on "Hazelhead,"* 2003. Vertical file in collection of W.M. Williams.

137. From a letter written by Lynd M. King, granddaughter of John Thompson, to Mr. and Mrs. Williams, current proprietors of Hazelhead, 1990, page 2.

138. W.M. Williams. *Historical Notes on "Hazelhead,"* 2003. Vertical file in collection of W.M. Williams.

the front, and in an effort to match, tuck pointing was employed at the rear. It is an old masonry technique where the joints are filled with fine mortar, and in this case, it was matched to the colour of the red brick. A thin fillet of grey putty or lime was applied on top of the mortar, giving the appearance of tightly laid brick courses.

In a charming anecdote about the house, Lynd M. King, granddaughter of John Thompson, conjures up images of country life with her brief snapshot of Hazelhead:

“I don’t know why my grandfather built out in the country – maybe it reminded him of Scotland! It was a lovely place for their big family – I know my mother loved the place – the gardens, the cow, everything about it except the privy in the back. She said there was an old fur coat that always hung just inside the back door for their winter treks to the privy –”¹³⁹

These houses all had stables, small barns, and in many cases orchards and kitchen gardens. Thus, while the dwellings were oriented to the newly created streets, they shared few attributes of their urban contemporaries. According to the photograph in figure 133, Hazelhead had a large garden with a sweeping curved walkway to the entrance and around the north side of the house. A carriageway on the south side of the lot led to the rear of the property much like its neighbour across the street.

It was still a time when Côte Saint-Antoine was not yet connected by tram to the city, and those who chose to locate there did so with the intent of enjoying a peaceful country life. Commuting was by means of horse and carriage or sleigh in winter. There was a toll gate on Côte Saint-Antoine Road near today’s junction of Greene Avenue and Sherbrooke Street. By the time of the Village de Notre-Dame-de-Grâce’s incorporation in 1874, there were just 600 souls living there.¹⁴⁰

In conclusion, the development from the 1800s led to the progressive breaking up of the farms, the arrival of the villas and cottages on large pastoral sites, and finally, the introduction of the detached single-family dwelling oriented to the street and generous lots with gardens. These changes signified the urbanization of the area and its transformation into a prestige residential district. Playing a primary role in this development was the topography of the côte. It fostered the prosperous and diversified farms, and provided the attractive landscape and sweeping vistas of the city, plain and river below. All were instrumental in Côte Saint-Antoine’s transformation.

139. From a letter written by Lynd M. King, granddaughter of John Thompson, to Mr. and Mrs. Williams, current proprietors of Hazelhead, 1990, page 3.

140. Crossby, P.A., editor. *Lovell’s Gazetteer of British North America*, page 94. The population figure is for 1873, the year prior to the creation of the village.

Conclusion

Côte Saint-Antoine's location has coloured its development throughout its history. It was once an area deemed so far from the tiny town of Ville-Marie that its first farmers, fearful of the threat of Iroquois attack, were unable to cultivate its soil for almost two decades. Ultimately it proved to comprise some of the finest farmland on the island, largely because of its choice position on the sunny southern slope of Mount Royal's western summit. The fruit of the farmers' labours became legendary, the abundant harvests of the orchards and melon fields among the finest.

Location was a prime factor affecting the built environment of the 1800s. The villas and summer residences – enjoying the splendour of the countryside and mountain views – were soon followed by large single-family dwellings, all availing themselves of Côte Saint-Antoine's picturesque setting. With the urbanization that followed at the end of the study period and beyond, the expansion of Montreal brought its borders ever closer to Côte Saint-Antoine and its residents then benefitted from their proximity to the city core. The notion that distance first proved to be an obstacle to Côte Saint-Antoine's settlement, while by the late 1800s it became an advantage, is a remarkable reversal of circumstance.

But how and why did the location influence the origins of Côte Saint-Antoine? Through this study it is possible to determine that the need of neighbouring landowners to increase the size of their properties played the most influential role. Parts of Coteau Saint-Pierre were ceded in the 1670s, and by 1683, the farm of the Décarie family at its eastern end was extended into Côte Saint-Antoine. From the east came the residents of Côte Saint-Joseph, and specifically those ceded land south of the Domaine de la Montagne. At the end of the 1600s, the Sulpicians' wish to expand their farmland prompted the relocation of branches of the Hurtubise, Leduc and Décarie families into Côte Saint-Antoine. The land below the escarpment near the streams flowing from the Glen into the rivière Saint-Pierre was another migration source. In 1690, Lambert Leduc and Jean Décarie, both adversely affected by the spring flooding, exchanged land bordering the rivière Saint-Pierre for land up the hill.

The small pocket of thirteen concessions comprising Côte Saint-Antoine was thus founded as a result of the growing needs of the neighbouring farms. The concessions were granted in small parcels, most just 30 arpents in total, some less – a size that quickly became inadequate to sustain the farmers. A viable farm in New France at that time averaged 100 arpents. Côte Saint-Antoine was ceded between the years of 1683 and 1708, with one last concession granted in 1713. It was a process that took thirty years and more than one generation, and witnessed the original land grants pass into the hands of the first generation born in *Nouvelle-France*. From the 1700s, the leapfrog effect took

hold and land settlement quickly moved further north and west, leading to the creation of Côte Saint-Luc, Côte-de-Liesse, Côte Saint-Laurent and beyond to Côte-Vertu.

The study reveals that the large majority of the côte's first farmers lived in the fortified town of Ville-Marie, and it was their heirs who built their dwellings on the farms in Côte Saint-Antoine. This clears up much of the confusion about the construction dates of the extant farmhouses located on Côte Saint-Antoine Road; past written histories incorrectly assumed that their construction coincided with the date of the land grants.

Unlike neighbouring communities that developed into faubourgs, Côte Saint-Antoine never became a suburb of Ville-Marie. One may attribute this in part to distance, but also to the agricultural use of the land. Côte Saint-Antoine remained a farming community beyond the end of the study period (1874), a rural tradition that endured for more than two hundred years. The neighbouring Village de Côte-des-Neiges and Village de Saint-Henri grew out of the tanneries, industries located there because of convenient access to nearby waterways. The faubourg Saint-Laurent was home to labourers and artisans. It was from there that the carpenters and plasterers came to work on many of the dwellings in Côte Saint-Antoine.

The study's time frame permits investigation of the rich variety of rural domestic architecture built in Côte Saint-Antoine. Today, if asked about the area's architectural history, it is certain that few would think of the early *habitant* farms, the small *pièce-sur-pièce*, *colombage* or fieldstone farmhouses sparsely dotting the Côte Saint-Antoine and Upper Lachine roads. Barns and stables with thatched roofs were a common sight, as were men plowing fields on foot, their oxen trudging gainfully through the soil. These images conjure up a time when settlement of the island was in its infancy. They leave one with a profound appreciation for the toil and endurance of our forbearers and of the adaptation and evolution of a vernacular domestic architecture so pleasing in proportion and design. Extant today, the Hurtubise and Décarie farmhouses are vestiges of that past, significant for their architectural heritage and preservation.

The study sheds light on the villas that emerged in Côte Saint-Antoine at the start of the 19th century. Though few in number, they nonetheless forged a new path for the area's development. The early villas – Monklands, Rose Mount, Mount Pleasant, and Forden – were masonry structures exemplary in their period form. With the exception of the well-documented history of Monklands, existing studies do not provide conclusive architectural analysis of the villas. Rose Mount, as a case in point, presents the greatest challenge in determining what, if anything, remains of its original structure. This study

was able to unravel much of Rose Mount's and the other villas' architectural evolution. However, it falls short of a satisfactory resolution by leaving research work still to be done.

Roughly fifty percent of the structures built during the study period have survived largely intact. Unlike the neighbouring residential district, the New Town, which was caught up in the swell of urban, and particularly commercial growth, Côte Saint-Antoine successfully retained its character as a residential neighbourhood. It was beyond the western border of Montréal's city limits, separated by the properties of the Grand Séminaire and the Congrégation de Notre-Dame, divided by Atwater Avenue north to Côte-des-neiges. These properties acted like buffers, effectively limiting the amount and type of development beyond. The impact was significant, so much so that even today there is discernible difference in the urban character of the side-by-side communities.

Côte Saint-Antoine enjoyed a rural existence unchanged until the start of the 1800s, when new residents, and dwelling types – the villa and cottage – emerged in Côte Saint-Antoine. This coincided with the changes seen a little further east, where Montreal's expansion targeted the area around the eastern summit of Mount Royal. Although Montréal's burgeoning development did not expand directly into Côte Saint-Antoine, the area became an attractive location for Montréal's élite, whose increasing fortunes enabled them to seek land a little further afield on which to build their villas and summer residences.

Economic influences on the agricultural land forced changes as well. The profitable farms became more valuable for their land than their produce, and farmers either sold off pockets – as was the case when Barthelémy Billon sold to James Monk in 1801 – or sold them in their entirety for subdivision into lots as seen from the mid-1800s. Indeed, from the 1800s to the end of Côte Saint-Antoine's rural chapter, the turnover in land was driven almost entirely by economic factors. Some of the farms were sold when the original families no longer could or wished to continue their upkeep. This was seen with the descendants of Baudria, Saint-Omer, Lecuyer and others which led to the sale of their land to McGillivray, Phillips, Boyer and the consortium of William Notman *et al.* The precarious business ventures of the newly arrived merchant élite led to subsequent sales. Growth was often spawned by their misfortune. The death of McGillivray led to the parcelling of the Rose Mount estate by Footner and Eadie, who bought the land at a sheriff's sale, the estate having been seized for debts. Indeed, throughout its history, Rose Mount was purchased at sheriff's sales several times.

Traces of the early centuries of Côte Saint-Antoine are evident not only in the extant architecture from the 1730s onward, but also in the street names. Décarie, Prud'homme,

Clarke, Holton, and Ramezay streets were named for family farms; Rosemount, Mount Pleasant, and Forden streets were once private driveways to villas. Today's orthogonal grid follows the layout of the original strip farms, and Côte Saint-Antoine is still an important artery, one set apart by its country character and the heritage homes along its route. Yet, considering Côte Saint-Antoine in terms of its heritage, one of the primary observations must be that the area is no longer recognized by that name. When the residents of Côte Saint-Antoine and the neighbouring farms to the west formed their village in 1874, the côte not only ended its rural chapter, but it also began a brief period of jostling with boundaries and names. Just two years later the village was divided into two, creating the Village de Notre Dame de Grâce Ouest (comprising Coteau Saint-Pierre, Côte Saint-Luc and part of Côte Saint-Antoine west of today's jagged boundary running along Claremont and Grey avenues) and the Village de Côte Saint-Antoine (comprising the majority of Côte Saint-Antoine east of Claremont and Grey avenues). In 1890, the Village de Côte Saint-Antoine became a town, and five years later it was renamed Westmount.

What is remarkable is how quickly that evolution and indeed the very origins of Côte Saint-Antoine were forgotten. While Westmount has been in existence for just over 100 years, Côte Saint-Antoine existed twice that long. Yet, almost all knowledge of that rich heritage has faded from the collective memory.

Côte Saint-Antoine Road is arguably one of the best preserved côte roads on the island. Stretches of the road have maintained their country character. Still primarily residential in nature, many of the fine examples of the rural domestic architecture built along the road from the 1700s remain. Côte Sainte-Catherine, on the northern side of the Mount Royal's summit, has also maintained its residential character, although none of the early farmhouses remain. Neighbouring Côte-des-Neiges and Côte Saint-Luc have not fared as well. Neither has retained any semblance of its rural past. Both are urban thoroughfares, and while each have sections with apartment blocks, the roads have been largely appropriated for commercial use. Other côtes, including Côte-de-Liesse, Côte Saint-Laurent and Côte-Vertu, are no longer recognizable. On Jean-Talon Street (once the chemin de la Petite Liesse), a wayside cross sits incongruously among the car dealerships, the only reminder of its origins.

Two other early roads have not fared well either. Upper Lachine Road has been completely devastated by light industry, gasoline stations, fast-food restaurants and poorly maintained motels. A similar fate befell Décarie, the result of the expressway cutting a concrete swath through the area in the 1960s. Neither road evolved

successfully. This evaluation is made both in terms of their negative impact on the surrounding communities, as well as individually, in the assessment of their capacity to handle traffic (indeed, their original purpose was to form part of a road network linking various communities), and support the businesses along their route. The roads were altered to accommodate the automobile; one as a major transport route, the other relegated to servicing associated needs with motels, service stations and box stores – all with their pedestrian- and community-unfriendly parking lots in front. Both streets are dying, demanding a revisit to the manner in which their evolution was and could be fostered.

But how and why did Côte Saint-Antoine fare so much better than the other côte roads? The answer lies in a number of contributing factors. The slow rate at which Côte Saint-Antoine developed played a significant role in its preservation. Other neighbouring côtes established villages well before Côte Saint-Antoine, transforming their character at a faster pace. The centres of community activity that developed in Côte Saint-Antoine did so at its crossroads. The parish church was built near the junction of Côte Saint-Luc and Côte Saint-Antoine roads in 1853, the site of the future village. At the eastern end, it would not be until after the study period that the northward portion of Côte Saint-Antoine Road would be renamed Greene Avenue, eventually developing into a commercial street south of its junction with Sherbrooke Street. Thus, commercial activity initially developed at either end of the road, leaving the full length of Côte Saint-Antoine Road unaffected. Within the study period, the road remained entirely residential in character.

A surprising number and variety of dwellings have survived to the present day. Of the farmhouses built between 1731 and 1760, three masonry dwellings are extant, the Hurtubise residence at 561–563 Côte Saint-Antoine Road and the two Décarie dwellings at 39 and 5138 Côte Saint-Antoine Road. Of the forty-two known dwellings built from the start of the 1800s until 1874, exactly half of them remain standing today. Within the study period, the numbers were substantially tilted to the many early dwellings still extant at that point. Indeed, the early photographic records of Côte Saint-Antoine provide ample examples of the rural domestic architecture built before 1874.

That these dwellings have survived so well is due in large part to the diligence and affluence of their proprietors. Their knowledge, respect and appreciation for the architectural legacies under their keep is paramount to their preservation. The proprietors' ability to maintain their dwellings by hiring trained specialists – including architects, consultants and craftsmen – plays an influential role.

Today the borough administration strictly enforces its model architectural and planning guidelines developed for both renovation and new construction. A marked decline in the quality of architectural preservation is noticeable outside the borough boundaries. However, no buildings have been “cited” within the study area by the past municipal administration or the current borough administration. The wisdom of this should be questioned. A citation provides legislated protection and better ensures a heritage building’s future. Once a building has been cited, should circumstances change unfavourably with the owners or community, it is not a simple process to revoke its citation. While the architectural guidelines enforced today by the borough are doing the job of protecting many important heritage dwellings, they are only as good as the political will of the time. This is a fragile balance, and one that may be tipped by future changes to administration’s power and jurisdiction in the community.

Only two dwellings in the study area have been officially recognized for their heritage value. Within the programs of the federal Historic Sites and Monuments Board of Canada (Parks Canada) and the Québec Ministère de la Culture et des Communications the following dwellings have been recognized:

Federal designation as “national historic site”

- Monklands, designated in 1951

Québec classification and recognition as “monument historique”

- Monklands, classified in 1976
- Braemar, recognized in 1984

Only one other dwelling in the vicinity of the study area – Trafalgar Lodge located near Côte-des-Neiges – was federally designated in 1984 as a national historic site. Rose Mount was evaluated in 1974 for consideration by the Historic Sites and Monuments Board of Canada, but it was declined. However, study of the agenda paper produced for Rose Mount found many significant errors in the analysis of its architectural history. It would be worthwhile to re-evaluate the building. Other dwellings, including the Hurtubise house (currently under review by the Ministère de la Culture et des Communications), the Décarie residence at 5138 Côte Saint-Antoine, the two surviving cottages of Metcalfe Terrace, and Braemar, are excellent candidates for official heritage recognition. Côte Saint-Antoine Road itself, as one of the best-preserved côtes roads on the island, merits consideration as well.

A request submitted in September 2000 to the Historic Sites and Monuments Board of Canada asked that the board consider the designation of the city of Westmount as a national historic site. This request is under study at the current time, with a decision expected in 2004.

Archival Documents

Vertical and Box Files

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Côte St-Antoine, vertical file, CHQ
Décarie House, 5138 Côte St-Antoine Road, vertical files, collection of Patricia Claxton
Décarie Family, vertical files, personal collection of Yves Décarie
Hazelhead, 364 Metcalfe Avenue, vertical file, personal collection of W.M. Williams.
Hurtubise House, 561–563 Côte St-Antoine Road, vertical file, CCA
Hurtubise House, 561–563 Côte St-Antoine Road, vertical file, CHQ
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- Land transactions: grants, exchanges, and sales
- Contracts for construction and building supplies
- Leases: land, farm or dwelling
- Other contracts
- Inventories, inheritance and donations
- Land grants, exchanges and sales (neighbouring côtes and related properties)
- Awards
- Commutations
- Partage et bornage

Other Documents

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Université de Montréal

**The Settlement and Rural Domestic Architecture
of Côte Saint-Antoine, 1675 – 1874**

par

Janet S. MacKinnon

Faculté de l'aménagement

Mémoire présenté à la Faculté des études supérieures
en vue de l'obtention du grade de
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Appendix 1

Summarized history of concession grants and land holders

III

Table 1 provides a summarized history of concession grants and landholders in Côte Saint-Antoine and Coteau Saint-Pierre starting from 1675.

Table 1

Summarised history of concession grants and land holders *

#	Land holder / history	Data source
615D	<p>Concession to Claude Rimbault 4 x 20 arpents on February 10, 1678 (formal concession late?). 11 arpents below Coteau St-Pierre, 9 arpents above</p> <p>4 x 20 arpents purchased in 1675 by Jean Décarie dit Lehoux (1621–1687)</p> <p>Possessed in 1690 by Paul Décarie (1655–1725) obtained after exchanging inheritance rights to property in St-Joseph with Michel & Louis Décarie</p> <p>In 1695, Paul Décarie (1655–1725) owned 3 arpents (note that 1 arp. was split off to brother-in-law, Lambert Leduc dit Saint-Omer – see sub-divisions)</p> <p>Due to illness in 1721, Paul Décarie abandoned his various properties in Coteau St-Pierre and other areas and left them to his sons Joseph, Paul, Louis & Jean. Joseph Décarie (1691–1747) acquired the 615D property and dwelling - see divisions below.</p> <p>The aveu & dénombrement confirms that the widow and heirs of Louis Décarie possessed 3 x 30, with a house, barn and stable</p>	<p>Livre terrier – page 107</p> <p>Livre terrier – page 107 ANQ, 03 06 1675, Basset</p> <p>ANQ, 14 05 1690, Maugue</p> <p>Livre terrier – page 107</p> <p>ANQ, 03 11 1721, Lepailleur</p> <p>1731 aveu & dénombrement</p>
<u>Sub-divisions</u>		
1st strip	<p>In 1695, Lambert Leduc dit Saint-Omer had 1 arp. (husband of Jeanne Décarie (1665–1741), only daughter of Jean Décarie dit Lehoux)</p> <p>In 1730 – Pierre Leduc dit Saint-Omer - 1 arp</p>	<p>Livre terrier – page 107</p> <p>Livre terrier – page 107</p>
2nd strip	<p>In 1730 – Paul Texier Lavigne - 1 1/2 arp. (Paul Texier was the 2nd husband of widowed Jeanne Lefebvre, previously married to Jean Décarie (1698–1722), son of Paul Décarie above.</p> <p>In 1731, the widow Décarie – 1 1/2 arp x 80 with a house, barn and stable</p>	<p>Livre terrier – page 107</p> <p>1731 aveu & dénombrement</p>
3rd strip 1 1/2 arp.	<p>In 1730, Gervais-Marie Décarie (1735–1799)</p> <p>In 1731, Joseph Décarie had 1 1/2 x 80 arp with a house, barn and stable (this would be his heirs).</p>	<p>Livre terrier – page 107</p> <p>1731 aveu & dénombrement</p>
NB: Chart #6 provides the complete lineage of the owners of the Décarie residence built on this property by Paul Décarie (<i>pièce-sur-pièce</i> dwelling) and Joseph (masonry dwelling).		

#	Land holder / Proprietor history	Data source
615 (1) C	Concession to Paul Décarie 3 x 20 arpents - 12 juillet 1695	Livre terrier – page 107 ANQ notarial contract 12 07 1695, Adhémar
	Possessed by Félix Prud'homme , 1866 Franc aleu, April 14, 1866	Livre terrier – page 106
615 (2)C	Concession to Paul Décarie 3 arpents wide up to Cote des neiges le 2 avril 1715 (also found two other contracts for Michel and Louis Décarie, same date, for continuation of land. All related to concession 615D)	Livre terrier – page 107 ANQ notarial contract
	Later inherited by Gervais Décarie in 1730	Livre terrier – page 107
	Possessed in 1730 – Paul Texier 1 & 1/2 arp, in 1750 Urbain Texier	Livre terrier – page 107
	Gervais Décarie 1 & 1/2 arp, then Urbain Décarie	Livre terrier – page 107
	Acquired Sept.10, 1802, Gervais Décarie sons	Livre terrier – page 107
616 D	Concession to Simon Guillory 4 x 20 arpents - 18 fevrier 1672	Livre terrier – page 109 ANQ notarial contract
	Possessed in 1683 by Pierre Verrier dit la Solay , and by another transaction on 14.9.1688 The land started 9 arpents in front of neighbouring 617, due to water.	Livre terrier – page 109 Livre terrier – page 109
	Sale of land from La Solay to Cauchois 21.03.1689	Archivex index ANQ notarial contract
	Possessed in 1698 - Jacques Cochois The land then was divided among the heirs of Cochois, Prud'homme and Lambert Leduc	Livre terrier – page 110
	Franc aleu, December 30, 1880	Livre terrier – page 110

#	Land holder / Proprietor history	Data source
616 (1)	Concession to Paul, Michel and Louis Décarie January 1683 – 4 x 20 arpents	Livre terrier – page 109 ANQ notarial contract 06 01 1683, Mauge
	<u>Sub-divisions</u>	
3/4 strip	Heirs of Michel Décarie possessed 3 arp in 1730	Livre terrier – page 109
1/4 strip	Heirs of Louis Décarie possessed 1 arp in 1730 Inherited by Joseph & Nicolas Décarie in 1750 Then possessed by Barthélémy Billon in 1793 Then Gilbert Leduc in 1799	Livre terrier – page 109 Livre terrier – page 109 Livre terrier – page 109 Livre terrier – page 109
	(NB: For a complete history of the property ownership, please refer to chart 5)	
616 (2)	Concession to Michel and Louis Décarie - 2 x 20 arpents - 30 avril 1698	Livre terrier – page 109 ANQ notarial contract
	The aveu & dénombrement confirms that Michel Décarie 3 x 30 arpents, with a house, barn and stable	1731 aveu & dénombrement
	Purchased by Barthélémy Billon in 1793	ANQ, 08 04 1793 (see chart 5)
	Purchased by Hon. James Monk , 27 avril 1796	ANQ, 27 04 1796, Papineau, P.
	Inherited in 1826 by Elizabeth Anne Aubrey , niece and adopted daughter of James Monk, and wife of Windsor Aubrey.	<i>Les Chemins de la mémoire</i> , page 46
	Possessed by Les Dames de la Congrégation Notre-Dame , 4 mai 1854	Livre terrier – page 110
	Franc aleu (freehold) 13 octobre 1854	Livre terrier – page 110
616 (3)	Concession to Michel Décarie until Côte-des-Neiges - 2 avril 1715 1 1/2 arp x 30	Livre terrier – page 109

#	Land holder / Proprietor history	Data source
617 petit C	<p>Concession to Paul Décarie in 1683 2 x 20 arpents at first, and later increased.</p> <p>Possessed by Louis Décarie in 1830 Possessed by Joseph & Nicolas Décarie in 1850</p>	<p>Livre terrier – page 112 ANQ notarial contract</p> <p>Livre terrier – page 112</p>
617C	<p>Concession to Louis Hurtubise 3 x 20 arpents for exchange with seigneurs in 1699 (from land near the domaine de la montagne)</p> <p>Possessed by Jean Hurtubise in 1730</p> <p>The aveu & dénombrement confirms the land owned by Pierre and Jean Hurtubise 3 x 20 arpents, with a house, barn and stable.</p>	<p>Livre terrier – page 112 ANQ notarial contract 04 12 1699, Adhémar, A.</p> <p>Livre terrier – page 112</p> <p>1731 aveu & dénombrement Remparts report</p>
617 D	<p>Concession to Dasny dit Tourangeau 5 x 20 arpents - 22 août 1671 (no contract according to plan terrier)</p> <p>Exchanged for land elsewhere</p> <p>In 1690, possede by Louis Lecompte ensaisie, 1691</p>	<p>Livre terrier – page 111</p> <p>Livre terrier – page 111 ANQ notarial contract 20 03 1690, Adhémar</p> <p>Livre terrier – page 111</p>
618D	<p>Concession to Les Pauvres de l'Hôtel Dieu of the fief of 200 total arpents - 10 x 20 deep. signed by Chomedey, March 8, 1650</p> <p>Increased by another 200 arpents to the east for a total of 400 arpents, between 1650 – 1666</p>	<p>Livre terrier – page 112</p> <p><i>L'Hôtel-Dieu : premier hôpital de Montréal</i> pages 125, 175A</p>

#	Land holder / Proprietor history	Data source
618C	<p>Concession to François Prud'homme 2 x 30 arpents - 28 08 1690</p> <p>In 1705, François Prud'homme added or exchanged land with concession #892 in Côte-des-Neiges.</p> <p>Acquired by Lambert Leduc sons</p> <p>The aveu & dénombrement confirms that the sons of Lambert Leduc possess 3 x 29 arpents, with a house, barn and stable</p> <p>Inherited by Dominique Lambert Saint-Omer and subsequently by widow, Marie-Francine Hurtubise (title confirmed in 1859 deed)</p> <p>Inherited by children of Dominique Saint-Omer, 1/3 each, including Dominique Lambert Saint-Omer, Marguerite Saint-Omer, wife of Antoine Bronseau, Emélie Saint-Omer, wife of Pascale Persillier dit Lachapelle</p> <p>Marguerite and Emélie Saint-Omer, sisters, sold their shares to Dominique Saint-Omer, brother</p> <p>Upon the death of Dominique Saint-Omer, (no heirs) 2/3's property reverted to Marie-France Hurtubise 1/3 to the children of the late Emélie Saint-Omer, wife of Pascal Persillier dit Lachapelle</p> <p>Acquired by Edmond Phillips (purchased at sheriff's sale)</p> <p><u>Franc aleu</u>, March 28, 1859</p>	<p>Livre terrier – page 112</p> <p>Livre terrier – page 112 ANQ notarial contract 18 08 1705, Raimbault, C.</p> <p>Livre Terrier – page 112 ANQ notarial contract 26 06 1713, Adhénar, A.</p> <p>1731 aveu & dénombrement</p> <p>Livre terrier – page 112 ANQ notarial contract 14 02 1859, Labadie, CEO</p> <p>ANQ notarial contract 23 12 1816, Barron, T.</p> <p>ANQ notarial contract 13 11 1832, Mondelet, JM</p> <p>ANQ notarial contract 23 04 1850, Belle, J.</p> <p>Livre terrier - page 112 ANQ notarial contract 14 03 1859, Labadie, CEO</p> <p>Livre terrier – page 112 ANQ notarial contract 28 03 1859, Lacombe, P.</p>

#	Land holder / Proprietor history	Data source
619	<p>Concession to François Prud'homme 20 09 1708 3 arpents wide, from the Pauvres to Côte-des-Neiges</p> <p>The aveu & dénombrement confirms that François Prud'homme possesses 3 arpents x 105, with a stone house, barn and stable.</p> <p>Then acquired by Montgomery Acquired by Philippe Leduc Acquired by Amable Martineau heirs Acquired by Pierre Leduc</p> <p><u>Sub-divisions</u> Divided into two lengths, 1 1/2 x 35 arpents each</p> <p>1st div. Acquired by Louis Saint-Germain, 11 09 1797 plus additional land in 1798 On August 30, 1814, possessed by Joseph Leduc</p> <p><u>Franc aleu</u>, December 1, 1873</p> <p>2nd. div. Acquired by James Monk from Joseph Leduc 19 11 1827</p> <p>3rd. div. John Ogilvy acquired from Louis Saint-Germain 24' x 180' on July 7, 1814 ensaisiné le 14 juillet 1832</p> <p>John Fisher acquired by sheriff's sale, 04 08 1829</p> <p><u>Franc aleu</u>, April 11, 1842</p> <p>Acquired by Footner and MacKay</p>	<p>Livre Terrier – page 115 ANQ notarial contract</p> <p>1731 aveu & dénombrement</p> <p>Livre terrier – page 115 Livre terrier – page 115 Livre terrier – page 115 Livre terrier – page 115</p> <p>Livre terrier – page 115 Livre terrier – page 728 Livre terrier – page 114/5</p> <p>Livre terrier – page 115</p> <p>Livre terrier – page 114 Livre terrier – page 114</p> <p>Livre terrier – page 115</p> <p>Livre terrier – page 114 ANQ notarial contract 11 04 1842, Lacombe</p> <p>Livre terrier – page 728</p>

#	Land holder / Proprietor history	Data source
620	Land exchanged for property in Haute folie Paul Décarie, July 16, 1695 and March 3, 1709	Livre terrier – page 115
	Acquired by Louis Décarie	Livre terrier – page 115
	<u>Sub-divisions</u>	
1st div. 28 %	Acquired by Louis Lardy Acquired by John Stephenson , ensaisiné 1815 Acquired by George Garden , ensaisiné 1830 Acquired by George Walker , ensaisiné 1836 Acquired by Sisson , ensaisiné 1843 Henry Thomas and Andrew Robertson ,	Livre terrier – page 115 Livre terrier – page 114 Livre terrier – page 114 Livre terrier – page 114 Livre terrier – page 114 Livre terrier – page 114
	<u>Franc aleu</u> , November 23, 1854	
2nd div. Petit CSA (with 621)	Acquired, in part, by Henri Blaike , 1805 Acquired, in part, by John Stephenson , 1815 Acquired, in part, by John Glennon , Acquired in part by Andrew Small , 1831 and then his heirs. Acquired by heirs of Sisson , by the widow of Andrew Small, 1854 <u>Franc aleu</u> , March 26, 1860	Livre terrier – page 115 Livre terrier – page 114 Livre terrier – page 729 Livre terrier – page 729 Livre terrier – page 114 Livre terrier – page 114 Livre terrier – page 114
620C	Consession to Paul Desroches 12.12.1708 (3 x 30 arpents)	Livre terrier – page 115 ANQ notarial contract
	March 20, 1723, Suzanne Leduc (widow of Desroches) gave the land to Jean Baptiste Leduc	Livre terrier – page 115
	The aveu & dénombrement confirms that Joseph Leduc possess 3 arpents x 20 arpents, with a stone house, barn and stable.	1731 aveu & dénombrement
	This is confirmed that Joseph Leduc acquires property on Sept. 27, 1737	Livre terrier – page 115
	Land inherited by Philippe Leduc , then inherited by Louis and Philippe Leduc	Livre terrier – page 115
	James Paterson and David Lewis MacPherson acquired land, Dec.6, 1845	Livre terrier – page 115
	On March 16, 1848 and March 16, 1857, William Murray acquired the parts owned by Paterson and MacPherson	Livre terrier – page 115

#	Land holder / Proprietor history	Data source
621	<p>Concession to Louis Langevin dit Lacroix Sept. 1, 1708 (from the pauvres to Côte-des-Neiges)</p> <p>The aveu & dénombrement confirms Louis Lacroix as the owner of 3 arpents x ? arpents, with a barn</p> <p>In 1739, this land (3 x 28 arpents) was disputed and added to that of Jacques Lecuyer</p> <p>On Dec. 2, 1751, possessed by Jacques Lecuyer</p> <p>Sold to Prêtre Jean-Baptiste Chicoiseneau directeur du collège de la ville (3 arpents x 28, no buildings) ensaisiné le 23 12 1785</p> <p>Ownership by Jean-Baptiste Chicoiseneau (curateur) noted in subsequent deed of sale</p> <p>Purchased by Jean Dabin and Toussaint Boyer (brothers-in-law)</p> <p>Toussaint Boyer purchased the late Dabin's interest in the property</p>	<p>Livre terrier – page 115 ANQ notarial contract</p> <p>1731 aveu & dénombrement</p> <p>Livre terrier – page 115</p> <p>Livre terrier – page 115</p> <p>ANQ notarial contract 01 12 1778, Foucher. A.</p> <p>ANQ notarial contract 06 04 1825, Doucet, N.B.</p> <p>ANQ notarial contract 12 10 1804, Chaboillez</p> <p>ANQ notarial contract 14 03 1807, Chaboillez</p>
<u>Sub-divisions</u>		
621C	<p>Susannah-Sarah Rankin purchased from Toussaint Boyer</p> <p>Charles Bowman purchased from Susannah Rankin ensaisiné November 8, 1826</p> <p>Inherited by Elizabeth Bowman, wife of R. Raynes Franc aleu, March 2, 1844</p>	<p>ANQ notarial contract 06 04 1825, Doucet, N.B.</p> <p>ANQ notarial contract 09 06 1826, Doucet, N.B. Livre terrier – page 114</p> <p>Livre terrier – page 114</p> <p>Livre terrier – page 114</p>
3 x 4 arpents below CSA road	<p>Moses Judah Hays <i>quitte au</i> 11 09 1838–1844 Moses Judah Hays, purchase from Séminaire</p> <p>Inherited by Catherine Hays, widow of Solomon Franc aleu, Sept. 8, 1853</p>	<p>Livre terrier – page 730</p> <p>ANQ notarial contract 19 09 1839, Lacombe, P.</p> <p>Livre terrier – page 730 Livre terrier – page 730</p>
2nd div. (with 620) Petit CSA	<p>Acquired in part by Andrew Small, 1831 and then his heirs.</p> <p>Acquired by heirs of Sisson, by the widow of Andrew Small, 1854 <u>Franc aleu</u>, March 26, 1860</p>	<p>Livre terrier – page 729 Livre terrier – page 114 Livre terrier – page 114</p> <p>Livre terrier – page 114</p>

#	Land holder / Proprietor history	Data source
622C	Concession to Jean Cousineau land exchanged, March 3, 1706 noted in <i>Inventaire</i> of Louis Décarie	ANQ notarial contract 07 04 1759 (Hodiense)
	(no concession contract according to <i>Livre terrier</i> , 4 arpents x approximately 28 arpents	Livre terrier – page 118
	Acquired by Paul Décarie - 1713 (contract signed for Pierre Décarie by his father, Paul Décarie) 23 07 1713 (Pierre was the oldest son of Paul, but died in 1715)	Livre terrier – page 118 ANQ notarial contract
	The aveu & dénombrement confirms that Louis Décarie (1696–1754) possesses 7 arpents x 25 arpents, with a stone house, barn and stable. (with #623)	1731 aveu & dénombrement
	Inherited by Jean-Louis Décarie (1736–1812)	ANQ notarial contract 10 04 1767 & 16 04 1767 Simonet, F.
	Inherited by Toussaint Décarie (1769–1842) through act of marriage to Jean-Louis Décarie's only daughter Marie-Anne (1801 Testament)	Livre terrier – page 119 also ANQ notarial contract 28 03 1801, Chaboillez
	Inherited by Toussaint Décarie's children Toussaint, Benjamin, and Julie (wife of Jean-Baptiste Monarque)	ANQ notarial contract 26 01 1857, Houle, J.-B Testament and Donation
NB: Chart #7 provides the complete lineage of the owners of the Décarie residence built on this property.		
<u>Sub-divisions</u>		
Strip of 1 1/2 arp.	Louis Décarie son acquires 1 arpent and a half, less 12 feet.	Livre terrier – page 118
	Then Marie Ann Thenault , spouse of Paul Poirier possessed on August 23, 1790, 1 arp and 1/2 by 35 arpents	Livre terrier – page 118
	Acquired by John Scott Acquired by George Jay Acquired by George Garden , April 1818 Acquired by James Turpin Acquired by Wm Notman et al , 1874	ANQ notarial contracts: 16 01 1798, Chaboillez 09 07 1816, Delisle, J.-G. 03 04 1818, Griffin, H.
Small section above rd.	Acquired by Moses Hays , 1845 3 arp de front sur 4 arp de profondeur with a barn under construction (no dwelling)	Livre terrier – page 118 ANQ notarial contract 19 09 1845, Lacombe
Below cote road	Les Soeurs de l'hôpital général acquired 2 1/2 x 7 1/2 arpents in 1857 from Benjamin Décarie	Livre terrier – page 119 ANQ notarial contract 28 01 1857, Papineau

#	Land holder / Proprietor history	Data source
623	Concession to Joseph Chevaudier dit Lepine - January 5, 1708 (3 arpents by approximately 28)	Livre terrier – page 118 ANQ notarial contract
	Chevaudier abandoned the land in 1720	Livre terrier – page 118
	Louis Décarie was ceded land on March 30, 1721	Livre terrier – page 118 ANQ notarial contract 30 03 1721, Rimbault
	The aveu & dénombrement confirms that Louis Décarie (1696–1754) possesses 7 arpents x 25 arpents, with a stone house, barn and stable. (combined with 622)	1731 aveu & dénombrement
	Acquired by François Décarie (1741–1775)	ANQ notarial contract 10 04 1767 & 16 04 1767 Simonet, F.
	Inherited by minor heirs of François Décarie , 1777 François, Louis, Toussaint et Paul, 1/4 each 2 3/4 arp x 35, with house of 28 French feet sq.	ANQ notarial contract 01 01 1777, Foucher
	Toussaint Décarie (1769–1842) purchased the rights to half of the property from brothers, François and Louis, November 14, 1791.	ANQ notarial contract 14 11 1791, Chaboillez
	On May 23, 1796, Simon Clarke acquired 2 & 3/4 arp by 35, with a stone house, old barn and other buildings	ANQ notarial contract 23 05 1796, Lukin
	On October 30, 1843 Elizabeth Clarke ?	Livre terrier – page 118
	On December 15, 1845, this land was converted "en Franc Aleu retourner"	Livre terrier – page 118
<u>Sub-divisions</u>		
Portion of 623	A portion possessed by Toussaint Décarie 300' devant x 230' / 356 dernier x 224'	Livre terrier – page 119
	May 5, 1848, acquired by John Greenshields	Livre terrier – page 119
	Franc aleu, Aug. 19, 1849	Livre terrier – page 119

#	Land holder / Proprietor history	Data source
624	<p>Concession to René Bouchard dit Lavallée January 5, 1708 (2 arpents by approximately 32)</p> <p>In 1726, sold to René Lecuyer ensaisiné le December 4, 1728</p> <p>The aveu & dénombrement confirms that René Lecuyer possesses 2 arpents x 30 arpents, with a stone house, barn and stable</p> <p>Possessed in 1750 by Jacques Lecuyer amortised 26 08 1758</p> <p>Sold to Bernard Maurice dit Lafantaisie by Jacques Lecuyer, 2 arpents x entire length with stone house, barn and orchard – Bernard Maurice dit Lafantaisie died in 1756, and concession included in will - 2 x 30 arpents</p> <p>Inherited by Joseph-Marie Lecuyer 2 arpents x 28 (more or less), with stone house, barn and stable</p> <p>Jean-Baptiste Jacques Chicoiseneau, prêtre, sold land to William McGillivray, 2 x 30 arpents</p> <p>June 28, 1805 possessed by William McGillivray</p> <p>January 25, 1828, acquired by Miller (2 x 25)</p> <p>Possessed Sept. 12, 1835</p> <p>June 3, 1835, acquired in part, by Asa Goodenauf, Possessed March 8, 1847</p> <p>June 6, 1856, acquired in part, by John Young</p> <p>Franc aleu, January 20, 1843</p>	<p>Livre terrier – page 119</p> <p>Livre terrier – page 118 Livre terrier – page 118</p> <p>1731 aveu & dénombrement</p> <p>Livre terrier – page 118 Livre terrier – page 118</p> <p>ANQ notarial contract 12 11 1755, Hodiesne, G.</p> <p>ANQ notarial contract 16 09 1756, Souste, A.</p> <p>ANQ notarial contract 13 11 1778, Foucher, A.</p> <p>ANQ notarial contract 29 09 1804, Chaboillez</p> <p><i>ibid</i></p> <p>Sheriff's sale, Gagy, L. 25 01 1828 Livre terrier – page 118</p> <p>Livre terrier – page 118 Livre terrier – page 119</p> <p>Livre terrier – pg 118/119</p> <p>Livre terrier – page 119</p>
<u>Sub-divisions</u>		
1st div.	<p>Small pice of land, 72 feet x 1 1/2 arpents sold by Jean Dumouchel and wife, Marie Lecuier, to Bernard Maurice dit Lafantaisie in 1753 "Porté à la côte St Antoine"</p> <p>Small piece of land, 72 feet x 2 arpents sold by Jacques Lecuyer to Louis L'hardy</p>	<p>ANQ notarial contract 23 04 1753, Hodiesne, G.</p> <p>Livre terrier – page 118</p> <p>ANQ notarial contract 08 10 1772 Panet de Méru, P.</p>
2nd div. upper lots	Acquired, Oct. 29, 1846, in part by William Footner and John Eadie .	Livre terrier – page 119

#	Land holder / Proprietor history	Data source
625	Ceded to Antoine Baudria, (contract missing according Livre terrier) (3 arpents by 21) no date	Livre terrier – page 121
	Leased by Antoine Baudria , 1713	ANQ notarial contract 08 03 1713, Raimbault, P.
	The widow and heirs of Baudria possess 3 arpents x 20 arpents, with a stone house, barn and stable	1731 aveu & dénombrement
	On October 6, 1800, acquired by E. Champeau dit La Neuville (date of 09 1797 - page 754 - Livre terrier) ?	Livre terrier – page 121
	William McGillivray possessed in October 6, 1809. Quitté en 09 1822 -	Livre terrier – page 121 Livre terrier – page 754
	John McKenzie acquired through sheriff's sale, (purchased with stone house, barn and other bldgs.) Quitté en 09 1836	ANQ sheriff's deed 25 01 1828, Gudy, L. Livre terrier – page 121 Livre terrier – page 754
	Acquired April 2, 1840, by Joseph Savage ensaisiné February 14, 1846	Livre terrier – page 121 ANQ notarial contract 02 04 1840, Hunter, W.S.
	Franc aleu, February 14, 1846	Livre terrier – page 121
	Acquired March 30, 1853, by Luther H. Holton	Livre terrier – page 121 ANQ notarial contract 30 03 1853, Gibb, I.J.
	<u>Sub-divisions</u>	
	In 1772, Baudria sold 1 1/2 arp x 21 arp to François Décarie	ANQ notarial contract 13 03 1772, Simonnet

14. This chart was based on the *Livre terrier de la Seigneurie de l'île de Montréal*. It has been expanded or supported when possible with notarial contracts. Chart 1 provides an accurate account of the first concessionaire, and a selected sequence of subsequent owners up to 1874. It does not include the division of land into single-dwelling lots. It does not purport to provide every proprietor and land transaction, but rather provides a broad overview of the land ownership. The number of land transactions were too numerous to include all of them (and many remain unknown) in this format, and additionally, some of the entries in the *Livre terrier* are not legible.

Appendix II

List of Notarial Contracts Consulted

XVI

List of notarial contracts consulted at the Archives national de Québec (ANQ).

The list has been divided into the following categories:

- Land transactions: grants, exchanges, and sales
- Contracts for construction and building supplies
- Leases: land, farm or dwelling
- Other contracts
- Inventories, inheritance and donations
- Land grants, exchanges and sales (neighbouring côtes and related properties)
- Awards
- Commutations
- Partage et bornage

Land transactions: grants, exchanges, sales and donations

18 02 1672 [Basset, B.] (transcribed)

Concession de terre située en l'île de Montréal au lieudit la St Pierre, par le Séminaire de St Sulpice de Montréal, à Simon Guillory, armurier.

03 06 1675 [Basset, B.] (transcribed)

Vente de concession par Sr Claude Raimbault et Madelaine Thérèse Salle, sa femme, à Jean Descarris

06 01 1683 [Maugue, C.] (transcribed)

Concession de terre, par le Séminaire de St Sulpice de Montréal, procureur du Séminaire de St Sulpice de Paris, seigneur et propriétaire de l'île de Montréal, à Paul Descarry, Michel et Louis Descarry.

20 04 1687 [Maugue, C.] (transcribed)

Concession de prairie par le Séminaire de St Sulpice de Montréal, procurer du Séminaire de St Sulpice de Paris, seigneur et propriétaire de l'île de Montréal, à Paul Descarris, de l'île de Montréal, Michel Descarris, de l'île de Montréal, et Louis Descarris, de l'île de Montréal.

04 02 1689 [Maugue, C.]

Cession de terre située vers la lac St Pierre en l'île de Montréal par Jean Leduc, ancien habitant de l'île de Montréal et Marie Souigné, son épouse, à Joseph Leduc, leur fils.

13 07 1689 [Maugue, C.] (transcribed)

Vente de terre située vers la lac St Pierre par Pierre Verrier dit lasolay, maître charpentier, et Roberte Gadois, son épouse, de la ville de Montréal, épouse antérieure de Louis Prudhomme, à Jacques Cauchois, marchand bourgeois, et Élisabeth Preudhomme, son épouse, de la ville de Montréal, fille dudit défunt Prudhomme et de ladite Roberte Gadois.

03 05 1690 [Adhémar dit St. Martin, A.]

Échange de terre située au lac St Pierre en l'île de Montréal, de terre située à l'endroit désigné pour faire le grand chemin près de la ville de Villemarie et de terre située près de la ville de Villemarie vulgairement appelé la Grange des pauvres en retour de terre dépendante du domaine St Gabriel entre l'Hôtel-Dieu de Montréal et le Séminaire de St Sulpice.

14 05 1690 [Maugue, C.] (transcribed)

Échange de droits successifs et prétentions dans une terre située à St Joseph en retour de parts de terres situées vers la rivière St Pierre entre Paul Descarris et Marie Heurtubise (mineur) son épouse, de l'île de Montréal, et Michel Descarris et Louis Décarris, ses frères.

12 07 1695 [Adhémar dit St Martin, A.] (transcribed)

Échange de terre en retour de prétentions dans une terre située aux environs de la montagne entre le séminaire de St Sulpice de Montréal, procureur du Séminaire de St Sulpice de Paris, seigneur et propriétaire de l'île de Montréal, et Paul Descarris et Marie Hurtubise, son épouse, demeurant près de la ville de Villemarie.

01 06 1696 Maugue, C.] (transcribed)

Vente d'un part de terre par Lambert Leduc dit st Omer et Jeanne Descarris, son épouse, à Louis Descarris, marchand bourgeois, de Villemarie.

30 04 1698 [Adhémar dit St Martin, A.] (transcribed)

Min. notarial #4080. Concession d'une terre située en l'île de Montréal; lieudit le coteau St Pierre, par le Séminaire de St Sulpice de Montréal, procureur du Séminaire de St Sulpice de Paris, seigneur et propriétaire de l'île de Montréal; à Michel Descarris, de Villemarie, et Louis Descarris, frères.

29 10 1698 [Adhèmar dit St. Martin, A.]

Concession des seigneurs de l'île de Montréal à François Prudhomme.

04 12 1699 [Adhèmar dit St. Martin, A.] (transcribed)

Échange entre les seigneurs de l'île de Montréal et Louis Hurtubise.

18 08 1705 [Raimbault, C.] (transcribed)

Cession d'une pièce de terre située proche de domaine de la montagne par François Prudhomme, de la côte St Joseph près de la ville de Villemarie, à Philippe Rigault de Vaudreuil, marquis chevalier de l'ordre militaire de St Louis, gouverneur et lieutenant général pour le Roi dans tout le pays de la Nouvelle France.

05 01 1708 [Raimbault, P.] (transcribed)

Concession de terre située dans la domaine de la montagne en la seigneurie de Montréal, par la Séminaire de St Sulpice, seigneur et propriétaire de l'île de Montréal, à Joseph Chevaudier, habitant de la montagne, près de la Ville de Villemarie.

15 09 1708 [Raimbault, P.] (transcribed)

Concession de terre située entre les terres concédés au quartier St Joseph et celles de la côte Notre-Dame-des-Neiges dans la domaine de la montagne par la Séminaire de St Sulpice, seigneur et propriétaire de l'île de Montréal, à Louis Langevin dit Lacroix, habitant de la Côte de St Joseph, près de la Ville de Villemarie.

20 09 1708 [Raimbault, P.] (transcribed)

Concession de terre située entre les terres concédées au quartier St Joseph et celles de la côte Notre-Dame-des-Neiges dans la domaine de la montagne par la Séminaire de St Sulpice, seigneur et propriétaire de l'île de Montréal, à François Prudhomme, assisté de François Prudhomme, son père.

12 12 1708 [Raimbault, P.] (transcribed)

Concession de terre située entre les terres concédées au quartier St Joseph et celles de la côte Notre-Dame-des-Neiges dans la domaine de la montagne, par le Séminaire de St Sulpice de Montréal, seigneur et propriétaire de l'île de Montréal, à Paul Desroches et Suzanne Leduc, son épouse, son père et sa mère.

27 06 1713 [Adhémar dit St Martin, A.]

Vente de deux terres dont l'une est située vers la montagne et l'autre à la rivière St Pierre en l'île de Montréal par François Prudhomme, habitant, et Cécile Gervaise, son épouse, demeurant près de la Ville de Montréal.

23 07 1713 [Raimbault, P.] (transcribed)

Vente d'une terre située à la côte St Antoine au pied de la montagne en l'île de Montréal par Jean Cousineau et Jeanne Benard, son épouse, de la côte Notre Dame de vertus en l'île de Montréal, à Pierre, fils de Paul Descarris, de la côte St-Paul, en l'île de Montréal, ledit Descarris, père, stipulent et acceptant pour son fils absent.

02 04 1715 [Raimbault, P.] (transcribed)

Concession d'une continuation de terre située à la côte St Pierre par le Séminaire de St Sulpice de Montréal, seigneur et propriétaire de l'île de Montréal, à Michel Descaris, de la côte St Pierre en l'île de Montréal.

02 04 1715 [Raimbault, P.] (transcribed)

Concession d'une continuation de terre située à la côte St Pierre par le Séminaire de St Sulpice de Montréal, seigneur et propriétaire de l'île de Montréal, à Louis Descaris, de la côte St Pierre en l'île de Montréal.

02 04 1715 [Raimbault, P.] (transcribed)

Concession d'une continuation de terre située à la côte St Pierre par le Séminaire de St Sulpice de Montréal, seigneur et propriétaire de l'île de Montréal, à Paul Descaris, de la côte St Pierre en l'île de Montréal.

03 03 1721 [Raimbault, P.]

Vente d'une terre située à la Côte St. Antoine à Louis Decarri, fils de Paul Decarri.

16 08 1726 [LePailleur de la Ferté, M.] (transcribed)

Vente d'une terre située en l'île de Montréal au lieu appelé la montagne près de la ville de Villemarie, par René Bouchard dit Lavallée et Marie-Anne Savageau, son épouse, à René Lecuyer, de la ville de Villemarie.

02 05 1745 [Simonnet, F.]

Vente d'une terre située à la Côte St-Antoine par Louis Descarry, habitant, et Marie-Hyppolyte Hupé dit Picard, son épouse, de la Côte St-Antoine, à Louise, de Côte St-Antoine, leur fils.

22 06 1746 [Danré de Blanzay, L.C.]

Abandon de la moitié d'une terre située à la côte St Antoine par Jeanne Plumereau, veuve de Antoine Baudria, de la côte St Antoine.

23 04 1753 [Hodiesne, G.]

Vente d'un morceau de terre situé à la Côte St Antoine, par Jean Dumouchel, habitant, et Marie Lecuyer, son épouse, de la Côte St Antoine, à Bernard Maurice dit Lafantaisie, maître tailleur d'habit, de la rue St François.

12 11 1755 [Hodiesne, G.]

Vente d'une terre située à la côte St. Antoine, par Jacques Lecuier, habitant, de la côte St. Antoine, paroisse de Montréal, à Bernard Maurice dit Lafantaisie, maître tailleur d'habit, de la rue St. François, en la ville de Montréal.

02 11 1757 [Hodiesne, G.]

Testament de Joseph Baudria, habitant, de la Côte St Antoine.

12 07 1758 [Hodiesne, G.]

Vente de droits successifs immobiliers situé à la montagne, Côte St-Antoine, par Jean-Baptiste Baudria, de la Côte St Antoine, et Antoine Baudria, habitant, demeurant à la Côte Nôtre Dame des Neiges, Marie-Josephe Baudria, épouse actuelle de Joseph Bouchard dit Lavalée, maître forgeron, du faubourg St Jospeh près de la ville de Montréal, et Jeanne Baudria, veuve de Simon Lecavelier, de la Côte Nôtre Dame de Liesse, à Claude Baudria, habitant, de la Côte St Antoine, leur frère.

13 03 1772 [Simonnet, F.]

Vente par Claude Bodria et Marie Anne LeMieux, sa femme, d'un arpent et demy de terre sur vingt situé à la Côte St. Antoine à François Descarry.

08 10 1772 [Panet de Méru, P.]

Vente d'un petit lopin de terre située à la Côte St Antoine près de la ville de Montréal, pay Jacques Lecuyer, de la Côte St Antoine, à Louis Lhardy, maître boulanger, de la ville de Montréal.

02 12 1778 [Foucher, A.]

Vente d'une terre à la Côte St Antoine, par Jacques Lecuyer, habitant, et Marie-Geneviève Hurtubise, son épouse, à Jean-Baptiste Curateau, l'un des prêtres de St Sulpice, directeur du collège de la ville, de la rue St Paul.

25 11 1779 [Foucher, A.]

Testament de Jean-Baptiste Baudria, ancien habitant, de la Côte St-Antoine, paroisse de Montréal.

12 11 1791 [Chaboillez, L.]

Cession par Toussaint et Louis Decary à François Decary.

08 04 1793 [Deseve, J.-B.]

Vente par le Sr Joachim Descarry, de la Coste St-Antoine, au Sr Bathélemy Billon, negt.

27 04 1796 [Papineau, J.]

Min. notarial #2443. Vente par le Sr Berthelemy Billon et son épouse à l'honorable James Monk, Juge en chef.

23 05 1796 [Lukin, P.]

Min. notarial #4088. Vente par les héritiers Descarry d'une terre à Sr Simon Clarke, 2 arpents 3/4 de large sur trente cinq arpents de profondeur avec un Maison en Pierre, une vielle grange et autre batiments.

10 04 1798 [Chaboillez, L.]

Min. notarial #2877. Transaction entre les héritiers Descary et Philippe Leduc.

10 04 1798 [Chaboillez, L.]

Min. notarial #2879. Vente par Toussaint Descary, de la Côte St-Antoine, et François Descary, de la Côte St-Antoine à Louis Descary, leur frère.

28 03 1801 [Chaboillez, L.]

Titre nouvel par Toussaint Descary et Messieurs les Seigneurs de Montréal.

06 07 1803 [Barron, T.,]

Vente par Sr Barthélemy Billon au Sr Henry Hill.

22 07 1803 [Jobin, A.]

Vente par Sr Henry Hill à Jean-Marie Goujon et son épouse.

29 09 1804 [Chaboillez, L.]

Vente d'une terre située à la Côte St-Antoine par Jean-Baptiste-Jacques Chicoisneau, prêtes de Montréal, à William McGillivray, écuyer.

07 07 1814 [Desautels, J.-D.]

Vente par Sr Louis St. Germain, Cultivateur, et Dame Magdelaine Lebours, son épouse, à John Ogilvy, Ecuyer.

03 04 1818 [Griffin, H.]

Min. notarial #2205. Deed of sale by George Jay and his wife to George Garden Esquire of a farm at Côte St. Antoine.

20 05 1818 [Doucet, N.-B.]

Min. notarial #5232. Sale of a lot of land forming part of the fief and farm St-Joseph, situated at the extremity of the St-Antoine suburbs on the highway leading to the Côte St-Antoine, by Frederick-Augustus Quesnel, esquire, of the city of Montréal, to William McGillivray, of the city of Montréal.

12 06 1820 [Doucet, N.-B.]

Vente par adjudication de lopin de terre situé à la Côte St-Antoine par John Richardson à Samuel-Wentworth Monk.

06 04 1825 [Doucet, N.-B.]

Sale of a lot of land situated at the place called Côte st-Antoine in the parish of Notre-Dame of Montréal on the road of the said Côte St-Antoine by Toussaint Boyer, farmer, of Côte St-Antoine, to Suzannah-Sarah Rankin (of full age) of the St-Antoine suburb.

09 06 1826 [Doucet, N.-B.]

Sale of a lot of land situated at the place called Côte St-Antoine on the road of the said Côte St-Antoine, by Suzannah Rankin (of full age) of Montréal to Charles Bowman, merchant, of the city of Montréal.

03 06 1835 [Arnoldi, N.P.]

Min. notarial #4255. Deed of sale from Alexander Miller to Asa Goodenough.

19 09 1839 [Lacombe, P.]

Min. notarial #639. Vente et concession par le Séminaire de Montréal à Moses Judah Hays Esq.

02 03 1840 [Hunter, N.S.]

Min. notarial #1476 or 1475. Deed of Sale from the Trustees to the Estate of Hector Russel and John McKenzie to Joseph Savage, Jeweller.

30 10 1843 [Labadie, J.A.]

Min. notarial #4087. Deed of Donation by Dame Ann Eve Waldorf, Widow of the Late Mr. Simon Clarke, to Dame Elizabeth Clarke, her daughter, wife of Mr. G. McGregor.

04 04 1846 [Gibb, I.J.]

Min. notarial #8653. Deed of Sale from William Footner Esquire to John Eadie Esquire, regarding property in Beaver Hall Terrace.

29 10 1846 [Gibb, I.J.]

Deed of Sale from Asa Goodenough to John Eadie Esquire and William Footner Esquire, Commission Merchant.

31 03 1847 [Gibb, I.J.]

Min. notarial #9639. Deed of Sale from Mr. Joseph Hurtubize to the Montreal & Lachine Rail Road Company accepting by James Ferrier Esq. President thereof.

23 07 1847 [Gibb, I.J.]

Min. notarial # 9860. Receipt and Discharge from Asa Goodenough to John Eadie and William Footner Esquires.

16 10 1847 [Gibb, I.J.]

Min. notarial #11099. Ratification of Deed of Sale and Suit Claim by Miss. Francis Ellen Goodenough to John Eadie and William Footner Esquires et al.

27 10 1847 [Gibb, I.J.]

Min. notarial #10122. Deed of Sale from John Eadie and William Footner Esquires to John Young Esquire.

27 06 1848 [Gibb, I.J.]

Min. notarial #10830. Deed of Division and Agreement between John Eadie Esquire and William Footner Esquire.

02 03 1850 [Gibb, I.J.]

Min. notarial #12195. Deed of sale from John Eadie Esquire to John Redpath Esquire.

30 05 1850 [Gibb, I.J.]

Min. notarial #12328. Deed of sale from John Redpath Esquire to Thomas C. Panton Esquire.

29 05 1850 [Gibb, I.J.]

Min. notarial #12324. Deed of sale from John Redpath Esquire to John Young Esquire.

30 03 1853 [Gibb, I.J.]

Min. notarial #14584. Acte de dépôt de Joseph Savage Esquire, plan referred to in Deed of Sale from Joseph Savage to Luther H. Holton.

30 03 1853 [Gibb, I.J.]

Min. notarial #14588. Deed of Sale from Joseph Savage Esquire to Luther H. Holton.

08 03 1855 [Papineau, D.E.]

Min. notarial #3469. Deed of sale from Dame Catherine Hays, widow of James Solomon, unto John Ponsonby Sexton Esquire.

05 07 1855 [Papineau, C.F.]

Min. notarial #1350. Vente et Delaissement par Les Héritiers Decary à La Cité de Montréal.

05 07 1855 [Papineau, C.F.]

Min. notarial #1350. Sale and Relinquishment by Charles Phillips Esq. to the City of Montreal.

28 01 1857 [Papineau, C.F.]

Min. notarial #1619. Vente par Benjamin Decarie à la Communauté des Soeurs de las Charité de l'Hôpital General de Montréal avec Déligation de paiement pour partie à Pierre et Jean Baptiste Monarque.

15 03 1859 [Labadie, J.E.O.]

Min. notarial #4559. Deed of Sale and Ajudication from Antoine Brousseau Esquire and Dame Marquerite St Omer, his wife, to William E. Phillips.

14 02 1859 [Labadie, J.E.O.]

Autorisation à Vendre, Substitution établie par donation, Marie Françoise Hurtubise, veuve de P.D. Lambert St. Omer.

18 11 1861 [Gib, I.J.]

Min. notarial #19211. Deed of Sale from the Hon. John Young to Robert I. Reekie Esq.

18 11 1861 [Gibb, I.J.]

Min. notarial #19212. Release of mortgage by Dame Amelia Jane Tilley, wife of Hon. John Young and Mortgage from the said Hon. John Young to the said Amelia Jane Tilley.

23 05 1874 [Beaufield, R.]

Min. notarial #7251. Deed of sale from Alexander M. Foster Esquire *et al* to William Angus Esquire *et al*.

11 08 1874 [Hunter, J.S.]

Min. notarial #20025. Deed of Sale from Mr. Jean Bte Monarque and wife to Wm Notman, Wm Angus, Wm J.M. Jones, Ovide Dufresne and John MacFarlane Esqres.

18 08 1887 [Papineau, C.F.]

Min. notarial #10247. Sale by Dame Letitia Keyes, widow of John P. Sexton, Esquire, to Edward John Maxwell.

Contracts for construction and building supplies

28 03 1674 [Basset, B.] (transcribed)

Marché de construction d'un bâtiment de pièce sur pièce qui sera situé dans la commune de Montréal entre Honoré Dasny dit Latournageau, charpentier et habitant, de l'île de Montréal, et Jean Descarris dit le houx, habitant, de l'île de Montréal.

25 04 1694 [Maugue, C.] (transcribed)

Marché de construction d'une grange entre François Prudhomme, bourgeois, de Montréal, et Jean Lacroix, maître charpentier, de Montréal.

22 09 1697 [Adhèmar dit St. Martin, A.]

Marché d'ouvrage de maçonnerie d'une maison située au quartier St Joseph entre Louis Hurtubise et François Martin dit Langevin, maçon, demeurant près de la ville de Villemarie.

08 11 1697 [Adhèmar dit St. Martin, A.]

Marché d'ouvrage de maçonnerie à une maison qui sera située à la petite rivière de Preudhomme entre François Preudhomme, demeurant proche la ville de Villemarie, lieudit la petite rivière de Preudhomme, et Jean Cousineau, maçon, de Villemarie.

09 11 1698 [Raimbault, P.] (transcribed)

Marché de construction d'un bâtiment entre Jean Lacroix, maître charpentier, de la ville de Villemaire, et Jean Leduc.

12 12 1700 [Raimbault, P.] (transcribed)

Marché de construction d'un bâtiment situé de la côte St Pierre entre Jean Lacroix, maître charpentier de la ville de Villemarie, et Lambert Leduc, de la côte St Pierre.

16 12 1704 [Basset, B.] (transcribed)

Dépôt d'un échange d'une maison en retour de la construction d'une autre maison entre Jean Leduc, de Villemarie, et Marin Jannot, maître charpentier, de Villemarie.

06 06 1733 [Lepailleur, F.]

Marché de construction d'une étable située à la Côte St-Pierre entre Lubien dit Baron, maître charpentier, de la ville de Montréal, et Marin Hurtubise, marchand voyageur.

27 11 1733 [Adhémar, J.B.] (transcribed)

Marché de livraison de pierres entre Jean Biron dit Fresnière, marchand bourgeois, de la ville de Montréal, et Louis Prudhomme, charretier, demeurant près de la ville de Montréal.

26 04 1734 [Adhémar, J.B.] (transcribed)

Marché de livraison de pierres à chaux entre Jean Biron dit Fresnière et André Souste, marchand bourgeois, de la ville de Montréal, et François Descary, demeurant près de la ville de Montréal au quartier St Joseph.

25 02 1736 [Lepailleur, F.] (transcribed)

Devis et marché de vente de bois par Pierre Huneau dit Dechamps de l'île Perreau, à Louis Prudhomme, marchand bourgeois, de la ville de Montréal.

02 06 1736 [Lepailleur, F.] (transcribed)

Marché de maçonnerie d'une maison entre Louis Prudhomme et Paul Texier dit Lavigne.

14 01 1739 [Adhémar, J.-B.] (transcribed)

Marché de livraison de chaux entre Paul Tessier, maître tailleur de pierre et entrepreneur d'ouvrages de maçonnerie de la ville de Montréal, et René Decarry et Jean-Baptiste Decarry, de la côte St Antoine, près de la ville de Montréal.

06 04 1739 [Adhèmar, J.-B.] (transcribed)

Marché de maçonnerie fait entre Jean Hurtubise et Jacques Bertrand.

17 11 1739 [Danré de Blanz, L.-C.]

Marché de livraison de pieux de cèdre entre Jean-Baptiste Hallé, habitant, de la montagne près de la ville de Montréal, et Louis Prudhomme, demeurant près de la ville de Montréal et l'Hôpital Général de Montréal.

22 11 1739 [Danré de Blanz, L.-C.]

Marché de livraison de pieux de cèdre entre Jean-Baptiste Hallé, habitant, de la montagne près de la ville de Montréal, et Louis Prudhomme, demeurant près de la ville de Montréal et l'Hôpital Général de Montréal.

09 04 1747 [Danré de Blanz, L.-C.]

Marché de réparation au fort de la Montagne entre René Lecuyer et Louis Decary, habitants de la Côte St Antoine, près de la paroisse et ville de Montréal, et Jean-Baptiste Dequire dit Larose, maçon, de la ville de Montreéal, rue Notre-Dame.

08 12 1751 [Adhèmar, J.-B.] (transcribed)

Marché de construction d'une maison de pièce sur pièce à St. Joseph près de la ville de Montréal entre Philippe Leduc, négociant, de la ville de Montréal, et Jean Parent, charpentier, du faubourg St. Joseph, près de la ville.

10 04 1798 [Chaboillez, L.]

Min. notarial #2878. Marché pour la construction d'une maison à la Côte St. Joseph, entre Louis Descary, de la paroisse de St. Laurent, et François Descary.

03 06 1802 [Chaboillez, L.]

Marché entre Jean-Baptiste Boutonne, maître maçon du faubourg St-Laurent, et Pierre Lambert, maître menuisier, pour W. McGillivray – à faire pour Pierre Lambert les travaux de maçonnerie à une maison de 50 pi. x 26 pi. et 2 ailes au bout, à 2 étages, de 36 pi. x 15 pi., appartenant à William McGillivray, Côte St-Antoine.

22 09 1802 [Beek, J.G.]

Min. notarial #1680. Devis des ouvrages de menuiserie, entre William McGillivray et Pierre Lambert, Joseph Gauvin and Toussaint Truteau.

16 07 1803 [Guy, Louis]

Min. notarial #140. Marché entre L'Honorable James Monk Esquire Juge en chef et Pierre Poitra, à faire les travaux de charpenterie à une maison en pierre de taille.

26 12 1809 [Delisle, J.-G.]

Min. notarial #6221. François Charpentier à faire pour Jérémie Urtubise les travaux de menuiserie à une maison, Côte St-Antoine.

05 01 1818 [Griffin, H.]

Min. notarial #2079. Contract and agreement between Robert Kerr, Andrew Kerr and Daniel Ross and William McGillivray to build a brick house, of two floors, at 33 feet x 38 feet, Côte St-Antoine.

10 02 1818 [Jobin, A.]

Min. notarial # 1027. Contract between George Weatheril and Edward Perry, plasterers, to undertake the plastering and corniches for Daniel Ross, Robert Kerr and Andrew Kerr, carpenters, in a house belonging to William McGillivray in Côte St-Antoine.

20 04 1819 [Bédouin, T.]

Marché de construction d'une maison entre Louis Decary, maitre charpentier, et Augustin Depuis, forgeron.

07 09 1819 [Jobin, A.]

Min. notarial # 1664. Marché entre François Leroux et Joseph Valois; François Leroux à faire un grange de 80 pi x 30 pi. sur la terre de Dominique Saint-Omer, Côte St-Antoine.

08 07 1822 [Bédouin, T.]

Min. notarial #1677. Agreement, William Broadfoot, charpentier, et William Wallace, menuisier du faubourg St-Laurent, à faire pour Simon Clarke, bourgeois, les travaux de charpentier, menuisier, plâtre et peinture à une maison en bois, à un étage, de 42 pi. x 33 pi. 6 po., Côte St-Antoine.

25 06 1822 [Jobin, A.]

Min. notarial #2720. Marché entre Pierre Raza, maître charpentier du faubourg St-Laurent, et William Clarke, bourgeois, le carré d'une maison en bois, à l'étage, de 43 pi. x 31 pi. 6 po., sur le terre de Simon Clarke, père, Côte St-Antoine.

10 08 1822 [Griffin, H.]

Min. notarial #4270. Contract and Agreement between Daniel Ross, junior, and Simon McGillivray, Esquire, alterations to the house of McGillivray.

11 12 1822 [Bédouin, T.]

Min. notarial #1715. Notification and Protest at the request of Mr. Simon Clarke against Messrs Wm Broadfoot and Wm Wallace.

15 08 1823 [Bédouin, T.]

Min. notarial #1914. Obligation and mortgage by Mr. Simon Clarke in favour of William Broadfoot & William Wallace for the construction of a wood house at Côte St-Antoine.

19 08 1826 [Doucet, N.B.]

Min. notarial #13866. Marché entre Pierre Vézina, charpentier du faubourg St-Laurent, et Charles Bowman, marchand, à construire une grange en bois, de 40 pi. x 30 pi., Côte St-Antoine.

02 10 1826 [Doucet, N.B.]

Min. notarial #14006. Marché entre Vital Gibault, maître maçon, et Joseph Trudel, maître menuisier, et Charles Bowman, négociant, à construire une maison en pierre de 40 pi. x 35 1/2 pi., Côte St-Antoine.

04 11 1827 [Richot, P.]

Min. notarial #1964. Marché entre Charles Boyer et Toussaint Décary; à démolir et rebâtir pour Toussaint Décary sa maison en pierre, Côte St-Antoine.

26 04 1828 [Doucet, N.B.]

Joseph Trudelle et Jean-Marie Gravelle à faire pour Charles Bowman les travaux de menuiserie, charpenterie et maçonnerie à une maison à deux ailes, de 20 pi. x 20 pi., Côte St-Antoine.

30 12 1828 [Doucet, N.B.]

Marché entre John Fisher et Olivier Fréchette; à faire les travaux de charpenterie, menuiserie et ferrures à une bâtisse de 110 pi. x 16 pi., Côte St-Antoine.

Leases: land, farm or dwelling

08 04 1697 [Adhémar, .] (transcribed)

Marché de bail à ferme d'une pièce de terre située au lieudit la Haute Folie appartenant au Séminaire de St Sulpice de Montréal entre Jacques Molineir, contremaître de St Gabriel, et Paul Descarris et Michel Descarris, frères, ledit Paul Descarris acceptant pour lui et sondit frère.

08 12 1698 [Raimbault, P.]

Bail à ferme d'un terrain situé au coteau St. Pierre, par Pierre Verrier dit Lasolay, maître charpentier, à Paul Descaries.

28 06 1700 [Raimbault, P.]

Bail par Jean Leduc à Philippe Leduc.

09 03 1710 [Adhémar dit St Martin, A.] (transcribed)

Bail à loyer et ferme d'une terre située à la montagne par Jean Cousineau, habitant, demeurant près de la montagne, proche la ville de Villemarie, à Antoine Langevin, de la ville de Villemarie.

16 10 1712 [Adhémar dit St Martin, A.]

Bail à ferme et loyer d'une terre située à la montagne par Jean Cousineau, maçon et habitant, demeurant à la montagne près la ville, à Antoine Langevin, demeurant près la ville de Villemarie.

08 03 1713 [Raimbault, P.] (transcribed)

Bail à ferme de la terre et domaine situés à la montagne, par le Séminaire de St Sulpice de Montréal, seigneur et propriétaire de l'île de Montréal, à Antoine Baudria.

30 09 1725 [Adhémar, J.-B.]

Bail fait par Jeanne Lefbvre veuve de feu Jean Descarris à Joseph Descarris.

20 11 1819 [Doucet, N.-B.]

Min. notarial #6806. Lease by the Honourable William McGillivray to James Park.

03 03 1853 [Doucet, T.-B.]

Lease by rent of a two-storey cottage situated at Côte Saint Antoine in the parish of Montréal, in that row of cottages known as Metcalfe Terrare, by Jacob-Henry Joseph, esquire and merchant, of the city of Montréal, acting in the name and by power of attorney of Catherine Hays, widow of James Solomon, esquire, of Montréal, to Ithamer- Hubble Day, esquire, of the city of Montréal.

14 04 1856 [Doucet, T.-B.]

Lease by rent of those houses situated at Côte Saint Antoine in the parish of Montréal, known as Metcalfe Terrare, by Catherine Hays, widow of James Solomons, esquire, of Montréal, to Robert Kerr, auctioneer and commission merchant, of the city of Montréal.

08 05 1857 [Doucet, T.-B]

Lease by rent of a two-storey cottage situated at Côte Saint Antoine in the parish of Montréal, known as Metcalfe Terrare, by Catherine Hays, widow of James Solomons, esquire, of Montréal, to C.F. Elwes, esquire and merchant, of the city of Montréal.

14 04 1856 [Doucet, T.-B]

Lease by rent of those houses situated at Côte Saint Antoine in the parish of Montréal, known as Metcalfe Terrare, by Jacob-Henry Joseph, esquire, of Montréal, to Arthur William Alloway, veterinary surgeon, of the city of Montréal.

26 01 1864 [Doucet, T.-B.]

Lease by rent of a house known as Upper Rosemount in the parish of Montréal, near the city of Montréal, by Archibald MacFarlane, esquire, present husband of Mary-Dempster Panton, et al., being the sole heirs of the late Thomas C. Panton, merchant, of Montréal, to Francis-Bisset Archer, deputy commissary-general, now stationed in the city of Montréal.

Other contracts

21 11 1657 [Basset, B.] (transcribed)

Quittance de Jean Leduc à Jean Descarris.

25 03 1675 [Basset, B.] (transcribed)

Estat au vray des bastiments construits sur le Domaine Ancien de Montréal nommé vulgairement la grange.

30 08 1676 [Basset, B.]

Obligation de Urbain Tessier dit Lavigne, de l'île de Montréal, à Jean Leduc, habitant, de l'île de Montréal.

20 03 1690 [Adhémar, A.] (transcribed)

Accord entre Honoré Dasny dit Latourangeau, charpentier, Paul Descarris, Michel Descarris, Louis Descarris, frères, Lambert Leduc, Jean Leduc, Joseph Leduc, frères, Raphael Beauvais, de la rivière St Pierre, et le Séminaire de St Sulpice.

21 06 1710 [Adhémar, A.] (transcribed)

Dépôt d'une ordonnance pour l'Hôtel-Dieu de Montréal, contre Joseph Leduc, de la côte St Joseph, Pierre Biron, de la côte St Joseph, Jean Leduc, de la côte St Joseph, Paul Desroches, François Prudhomme, et la femme de Louis Langevin, de la côte St Joseph, faisant tant pour eux que pour les autres habitants de la côte St Joseph.

01 05 1723 [Adhémar, J.-B]

Bail par Jeanne Lefebvre veuve de Jean Descarry demt à la Rivière St. Pierre à Joseph Descary.

31 05 1733 [Gaudron de Chevremont, C.-R.]

Obligation par Jean-Baptiste Leduc, habitant, et Marie Catherine Descary, la femme, à Pierre Lestage.

07 11 1733 [Adhémar, .]

Resiliation d'un contract de rente fait par Louis Decary, habitant demeurant à la Coste St Antoine, et Louis Turcot, habitant demeurant à la montagne, près cette ville.

26 03 1734 [Adhémar, J.-B.]

Vente par Gougeon à Pierre Hurtubise.

18 08 1769 [Panet de Méru, P.]

Quittance de Henri Martinet dit Bonamy et Josèphe Decary, son épouse, épouse antérieure de Bernard Maurice dit Lafantaisie, à Louis Lhardy, maître boulanger, de la ville et quittance de Josephe Dolbuc et Marie Charlotte Defoix, son épouse, de St Augustin près Québec, à Henri Martinet dit Bonamy et Marie-Josèphe Decary, son épouse.

22 01 1795 [Delisle, J.-G.]

Condition d'un passage d'eau situé au coteau St-Pierre et à la Côte St-Antoine entre Jean-Baptiste de Launaye (majeur), frère novice de l'Ordre de St-François, de la ville de Montréal, et Barthélemy Billion, de la ville de Montréal, Dominique St-Omer, Antoine Hurtubise, Jean-Lousi Descarris, Philippe Leduc, Louis St-Germain, Paul Poirrier, Gilbert Leduc, Philippe Leduc, tenancier, du coteau St-Pierre.

25 04 1803 [Guy, L.]

Min. notarial #128. Procuration de Charles Leduc à Pierre Leduc, son frère.

Inventories and inheritance

02 06 1687 [Maugue, C] (transcribed)

Inventaire des biens de la communauté de Michelle Artus, veuve de Jean Descarris, ancien habitant de l'île de Montréal.

24 01 1690 [Maugue, C.]

Donation en cas de mort de biens meubles et immeubles, par Louis Descarris, à Paul Descarris et Michel Descarris.

04 09 1701 [Raimbault, P.]

Inventaire de Jean Leduc, veuf de la deffuncte Marie Soligner, sa femme.

26 04 1702 [Raimbault, P.]

Inventaire de feu Jean Leduc et Marie Soligner.

14 05 1702 [Raimbault, P.] (transcribed)

Inventaire des biens de la communauté de feu Jean Leduc et Marie Soligner, sa veuve.

06 06 1704 [Lepailleur de Laferté, M.]
Inventaire des biens de Louis Descarris.

07 11 1704 [Adhèmar, A.]
Convention, remise et décharge par Francois Prud'homme à Paul Descarris de la rivière St Pierre.

03 11 1721 [Lepailleur de LaFerté, M.]
Abandon de biens meubles et immeubles par Paul Descarry (67 ans) veuf de Marie Hurtubise à Joseph, Paul, Louis et Jean, ses enfants.

11 04 1723 [Adhémar, J.-B.]
Cession et transport de terre située à la Côte St-Pierre par Paul Descarry à Joseph.

20 01 1724 [Adhèmar, J.-B.]
Inventaire de Marie Cullerier, veuve de Michel Descarris.

02 11 1729 [Adhémar, J.-B.]
Inventaire des biens de Jeanne Lefebvre, veuve de Jean Descarry.

04 05 1735 [Raimbault, J.-C.]
Inventaire de Marguerite Desroches, veuve de Jean Leduc.

01 08 1735 [Raimbault, J.-C.]
Min. notarial #1201. Inventaire de Marie Urtubise, veuve de Joseph Leduc.

11 03 1737 [Raimbault, J.-C.]
Min. notarial # 1350. Inventaire de Marie Urtubise, veuve de Joseph Leduc.

19 07 1737 [Gaudron de Chevremon, C.-R.]
Donation par Lambert Leduc à Pierre Leduc.

01 12 1740 [Danré de Blanz, L.-C.]
Min. notarial # 735. Inventaire de la communauté de biens de deffuncte Jeanne Descary veuve de deffunct Lambert Leduc.

15 04 1742 [Danré de Blanz, L.-C.]
Min. notarial # 1279. Donations de droits successifs dans une maison située au coteau St Antoine; par François Decary, habitant du coteau St Antoine en l'île de Montréal, à Joachim Decary, habitant du coteau St Antoine en l'île de Montréal, son frère.

25 04 1742 [Simonnet, F.]
Inventaire et partage des biens de la communauté de Philippe Leduc et feu Marie Carriere.

28 01 1743 [Simonnet, F.]

Inventaire et partage d'une terre située à la Côte St. Antoine et d'une autre terre située à Lachine entre Jeanne Plumereau, veuve de Antoine Baudria, Jean-Baptiste Baudria et Lauren Cousinneau, enfant.

10 02 1744 [Simonnet, F.]

Inventaire et partage des biens de François Baudria et Louise Gateau.

27 05 1750 [Souste, A.]

Inventaire de Louis Descary, demeurant à la côte de St Antoine, veuf de Marguerite Lecuier.

06 10 1753 [Hodiesne, G.]

Min. notarial #707. Inventaire des effets mobiliers des successions des défunts Lambert Leduc et Marie Elizabeth Quesnel.

11 11 1754 [Hodiesne, G.]

Min. notarial #1208. Inventaire des biens de la communauté de Cunégonde Lefevre, veuve de Joseph Descarry, habitant, demeurant aux Coteaux St-Pierre.

23 02 1755 [Hodiesne, G.]

Donation entre vifs de tous ses biens meubles et immeubles situés aux Coteaux St-Pierre, par Cunégonde Lefevre, veuve de Joseph Descarry, à Jean-Baptiste Descarry et Gervais-Marie Descarry.

23 02 1755 [Hodiesne, G.]

Transaction et partage entre les enfants de défunt Joseph Descarry.

16 09 1756 [Souste, A.]

Inventaire des biens de la communauté de Marie-Joseph Décarie, veuve de Bernard Maurice dit Lafantaisie, marchand et tailleur d'habit.

07 04 1759 [Hodiesne, G.]

Inventaire des biens de la communauté de Marie-Madeleine Picard, veuve de Louis Descarry.

23 05 1759 [Hodiesne, G.]

Sale of concession rights in Côte St-Antoine from Pierre-Henri Martinet et al à Jean-Louis et François Descarris.

14 06 1763 [Hodiesne, G.]

Inventaire des effets mobiliers de la communauté de Charlotte Deshotels et deffunct Joseph Leduc, son mari.

10 04 1767 [Simonnet, F.]

Transport de droits successifs mobiliers et immobiliers situés à la Côte St-Antoine par Louis Descarry et Louis Alis dit Joliceour et Marie-Ann Descarry, son épouse, de la Côte St-Antoine, leurs frères et beaux-frères.

16 04 1767 [Simonnet, F.]

Transport de droits successifs mobiliers et immobiliers situés à la Côte St-Antoine par Louis Descarry et Louis Alis dit Joliceour et Marie-Ann Descarry, son épouse, de la Côte St-Antoine, leurs frères et beaux-frères.

28 06 1773 [Mézières, P.]

Min. notarial #1973. Inventaire à la requete de Philippe Leduc.

01 07 1777 [Foucher, A.]

Min. notarial # 3537. Inventaire des biens de la communauté d'entre feu François Descary, Marguerite Lecuyer, sa veuve.

13 11 1778 [Foucher, A.]

Min. notarial #3990. Cession de biens meubles et immeubles par Jacques Lecuyer habitant et Genviève Hurtubise, son épouse, de la Côte St Antoine, à Joseph-Marie Lecuyer, de la Côte St Antoine, leur fils.

25 11 1779 [Foucher, A.]

Testament de Jean-Baptiste Baudria, ancien habitant, de la Côte St-Antoine.

04 01 1780 [Foucher, A.]

Inventaire des biens de la communauté de Marie-Geneviève Hurtubise, veuve de Jacques Lecuyer, de la Côte St-Antoine.

23 12 1816 [Barron, T.]

Min. notarial #3013. Donation par Dame Marie Françoise Leduc, veuve de Sr. Dominique St. Omer à Dominique St. Omer son fils et ses enfants.

16 02 1821 [Jobin, A.]

Min. notarial #2186. Donation de Jean-Marie Goujon et son épouse à Pierre Goujon.

16 10 1832 [Bédouin, T.]

Min. notarial #4459. Inventaire de biens de la communauté, entre Dame Marie Françoise Heurtubise et feu Sieur Dominique Lambert St-Omer, son épouse.

31 12 1836 [Lacombe, P.]

Min. notarial #404. Reconnaissance par Toussaint Descarris envers le Séminaire de Montréal.

26 01 1837 [Houle, J.-B.]

Min. notarial #4905. Donation entre vifs par Dame Marie Anne Décaris veuve de feu Toussaint Décaris à Benjamin Décarie, son fils.

26 01 1837 [Houle, J.-B.]

Min. notarial # 4906. Testament de Dame Marie Anne Décaris veuve de feu Toussaint Décaris.

30 07 1848 [Brault, C.]

Inventaire des Biens dépendants de la communauté qui a existé entre feu Gilbert Leduc et Dame Ursule Lacroix, son épouse.

22 04 1850 [Belle, J.]

Min. notarial# 11565. Règlement et décharge finale entre Messrs Joseph Vallée & Louis Boyer et Dame R.P Lachapelle, J.H. Perron & Antoine Fleury Serre dit St. Jean.

14 02 1859 [Labadie, J.E.O.]

Substitution établie par donation, Marie Françoise Hurtubise, veuve de P.D. Lambert St-Omer et al., et ventre à William Edmond Phillips.

11 06 1860 [Houle, J.-B.]

Min. notarial #7248. Donation entre vifs par Sieur Benjamin Decaris à Jean Baptiste Monarque et Julie Decaris, son épouse.

16 02 1870 [Prid'homme, E.]

Min. notarial #946. Donations entrevifs par Sr Joseph Décary & Dame Véronique Gougeon à Sr Joseph Décary, briquetier, et Félix Décary, cultivateur, fils.

Land grants, exchanges and sales (neighbouring côtes and related properties)

13 07 1689 [Maugue, C.]

Vente de terre située vers le lac St Pierre, par Pierre Verrier dit Lasolay, maître charpentier et Roberte Gadois, son épouse, de la ville de Montréal, épouse antérieure de Louis Prudhomme, son épouse, de la ville de Montréal, fille dudit défunt Prudhomme et ledit Roberte Gadois.

11 01 1691 [Adhémar dit St Martin, A.] (transcribed)

Transaction portant échange d'une terre située à Lachine en retour de terre située au lieu appelé la Haute Folie entre le Séminaire de St Sulpice de Paris, seigneur et propriétaire de l'île de Montréal, de Lachine en l'île de Montréal, et Claude Carriques et Étienne Alton, son épouse antérieure de Barthélemy Vinet dit Larente.

14 05 1698 [Adhémar dit St Martin, .]

Concession d'une continuation de terre située en l'île de Montréal, lieudit au coteau St Pierre, par le Séminaire de St Sulpice de Montréal, procurer du Séminaire de St Sulpice de Paris, seigneur et propriétaire de l'île de Montréal, à Jean Dasny, habitant, de la rivière St Pierre, près de la ville de Montréal.

03 07 1698 [Maugue, C.]

Jacques Alex. Fleury d'Eschambault, conseiller du Roy, (?), et les marques des concessionnaires.

03 07 1698 [Maugue, C.]

as above. Le plan qui accompagne ce document se trouve à la cartothèque:
C.A.601/9//1

22 11 1699 [Adhèmar dit St. Martin, A.]

Vente de terre située près de la montagne lieudit à la Haute Folie, par Jean Quenet, contrôleur de Messieurs les fermiers généraux et Étienne Hurlubise, son épouse, de la ville de Villemarie, à Louis Hurlubise, habitant, du quartier St. Joseph en l'île de Montréal.

03 03 1709 [Raimbault, P.]

Concession d'un lopin de terre situé entre les terres des pauvres de l'hôtel-Dieu de Montréal et certaines pièces de terre qu'il possède en deçà de la Tannerie, par le Séminaire de St Sulpice de Montréal, seigneur propriétaire de l'île de Montréal, à Paul Descarry, de la côte St Pierre en l'île de Montréal.

14 04 1710 [Raimbault, P.]

Échange d'une terre située au quartier St Joseph près de la ville de Villemarie en retour de terre située à la côte St Pierre en l'île de Montréal entre Paul Desroches et Suzanne Leduc, son épouse, et Lambert Leduc et Jeanne Descarris, son épouse.

26 02 1774 [Aumasson de Courville, L.-L.]

Min. notarial #476. Démission d'une maison et emplacement situés en la ville de Montréal, rue St-Paul; par François Descarry, habitant et Marguerite Lecuyer, son épouse, de la Côte St Antoine, à Stanislas Bellefé, aubergiste, de la ville de Montréal.

01 12 1806 [Chaboillez, L.]

Cession d'une terre située en la seigneurie de l'île de Montréal à William McGillivray.

04 12 1818 [Doucet, N.-B.]

Sale by Simon Clarke, of the city of Montreal, of a lot in the St-Antoine Suburb, to Benaiah Gibb.

29 09 1819 [Doucet, N.-B.]

Min. notarial # 6652. Vente de terrain faisant partie d'une terre, connue vulgairement sous le nom de la Bourgogne, située près de la ville de Montréal, au sud-ouest de faubourg St-Antoine, par Louis Guy, écuyer et notaire public, de la cité de Montréal, à William McGillivray, écuyer et membre du conseil législatif de la province du Bas-canada, demeurant au quartier de la montagne, près de la ville de Montréal.

21 10 1847 [Crawford, P]

Min. notarial #860. Act of Deposit of Plan of Trafalgar Property, to accompany the deeds of sale from Albert Furniss the Proprietor.

Awards

12 03 1847 [Gibb, I.J.]

Min. notarial #9588. Award in re Mr. Paul Leduc and the Montreal & Lachine Rail Road Company by Gustavus W. Wicksteed, Pascal Persillier dit Lachapelle, and Paul T. Masson Esquires.

12 03 1847 [Gibb, I.J.]

Min. notarial #9589. Award in re Mr. Joseph Hurtubize and the Montreal & Lachine Rail Road Company by Gustavus W. Wicksteed, Pascal Persillier dit Lachapelle, and Paul T. Masson Esquires.

12 03 1847 [Gibb, I.J.]

Min. notarial #9590. Award in re Mr. René Leduc and the Montreal & Lachine Rail Road Company by Gustavus W. Wicksteed, Pascal Persillier dit Lachapelle, and Paul T. Masson Esquires.

12 03 1847 [Gibb, I.J.]

Min. notarial #9591. Award in re Mr. Eustache Prudhomme and the Montreal & Lachine Rail Road Company by Gustavus W. Wicksteed, Pascal Persillier dit Lachapelle, and Paul T. Masson Esquires.

12 03 1847 [Gibb, I.J.]

Min. notarial #9592. Award in re Mr. Jeremie Decarri and the Montreal & Lachine Rail Road Company by Gustavus W. Wicksteed, Pascal Persillier dit Lachapelle, and Paul T. Masson Esquires.

Commutations

11 04 1842 [Lacombe, P.]

Min. notarial #1075. Commutation accordée par le Séminaire de Montréal à John Fisher Esquire, concession #619, Côte St-Antoine.

19 04 1849 [Lacombe.,P.]

Min. notarial #2369. Commutation accordée par le Séminaire de Montréal à John Greenshields Esq.

28 03 1859 [Lacombe, P.]

Min. notarial #3594. Commutation accordé par le Séminaire de St. Sulpice de Montréal à William Edmond Phillips, concession #618C.

11 02 1884 [Lafleur, E.]

Min. notarial 4835. Commutation accordée par Messieurs les Ecclésiastiques de Séminaire de St. Sulpice de Montréal, en faveur de Messieurs Wm Notman, Wm Angus, Alexdr Ramsay et John Macfarlane.

Partage et bornage

08 06 1672 [Basset, B.] (transcribed)

Partage et division du domaine de l'île de Montréal appelé vulgairement la Grange entre le Séminaire de St Sulpice de Montréal, seigneur et propriétaire de l'île de Montréal, et Jeanne Mance, administratrice de l'Hôtel-Dieu, de Montréal.

06 12 1674 [Basset, B.]

Procès-verbal de bornage d'une terre située au quartier St Joseph appartenant au Séminaire de St Sulpice de Montréal, co-seigneur et propriétaire de l'île de Montréal.

25 03 1675 [Basset, B.] (transcribed)

Process-verbal de visite des bâtiments de l'ancien domaine de Montréal nommé vulgairement la Grange appartenant à l'Hôtel-Dieu de Montréal.

12 05 1763 [Sous seing privé]

No. dossier: 06M-CD1 2/3.393, catégorie: estimation

Proces-verbal de visite d'un terrain situé sur la Côte St Antoine, appartenant à Pierre Martinet et son épouse, épouse antérieur de Bernard Maurice dit Lafantaisie.

A systematic approach was taken in the primary research of the settlement of Côte Saint-Antoine using notarial contracts. The land was initially distributed to the farmers through land grants, transactions that were recorded by means of a written contract. For each concession of the study area, the first land grant was located and transcribed with the exception of two concessions, 617D and 625. In both those cases, subsequent transactions were transcribed. This process enabled a complete record of the area's original settlement. The contracts, from 1672 to 1715, are included in this annex.

A similar approach was used to research the early *habitant* dwellings located in Côte Saint-Antoine and the neighbouring concessions. The *aveu et dénombrement* of 1731, a survey of the properties including buildings, provided, in large part, what to look for. However there was not a always construction contract drawn up, the case for many of the dwellings built in the study area. While not every dwelling is documented, several contracts dating from 1657 to 1751 are included in this annex. Also included are a small number of legal documents that further assist in confirming either the initial land settlement or describing the early dwellings of the period up to the mid-1700s.

While significantly more notarial documents were consulted and transcribed for this research than contained in this annex, it would have proved far too cumbersome and laborious to have included them all. It was elected to include only those categorized above. While the purpose of this thesis is not to publish the transcriptions of the original documents, the inclusion a selected few provides valuable benefits. In addition to the reference material contained within them, they reveal telling and charming glimpses into the customs and way of life in the late 1600s and early 1700s. The original documents are handwritten in Old French, and in many cases, are difficult to read. They are faded in parts, and the ink sometimes blotched, obscuring words. The handwriting of the notaries each have a particular style that can at times allude even those familiar with their work. The transcriptions for this study were done by a professional with specific expertise in this task. The documents written in the later periods tend to be easier to read, reducing the need for transcription. Indeed, from the early 1800s, typed original contracts begin to emerge with more frequency. Lastly, in the greater interest of scholarly research, inclusion of the early contracts assists in broadening our understanding of the study area, proving especially beneficial for researchers conducting further study of this or related subjects.

It should be noted that the page format of the transcriptions duplicates the original contracts as much as possible, providing marginal notes in the margins and indicating crossed out wording and corrections. On the occasion that words are illegible, it is noted in the transcription by a blank, or in some cases, a question mark, in parentheses.

BASSET, B., 21.11.1657

Pardevant Benigne Basset Commis au
greffe et tabellionnage de Villemarie pour Messieurs Les Associés pour
La Conversion des Sauvages de Nouvelle France en l'Isle de Montreal
et tesmoins SoubsSignes; fut present en Sa personne Jean Le duc habitant
aud lieu, Lequel a déclaré et declare par ces presentes Avoir Reçu de
Jean descaris aussy habitant d'Icelluy lieu, La Somme de Cinq Cents quatre
Vingt Livres que led descaris debvoit audict Le duc, Suivant l'accord
faict entre eux devant Monsieur la bouniniene (?) de laditte Isle, en dacte du
quinsiesme decembre gby^e cinquante quatre, Et de plus a Encore ledict le
duc a déclaré aussy ^{avoir} Receu dudict descaris la Somme de Soixante livres
que ledict descaris luy debvoir dailleur, desquelles Sommes Ledict le
duc en a quitté et quitte Led Descaris Entierement et de toutes aut^{te} choses
generalement quelconques quils pourroient avoir eu Ensemble par le passé
Et par ce Moyen ledict descaris demeurera a ladvenir paisible &
Entier posesseur de la Concession quils ont eu Ensemble Sans q^e ledict
Le duc y puisse Rien pretendre ny ses Successeurs et Ayant Causes y
Renonceant entierement et Volontairement Comme fait ledit descaris de
toutes les pretentions quil pourroit avoir Contre ledict le duc par cy devant
Laquictant des a present et pour toujours Car ainsy a esté accordé Entre eux
Promettant &c obligeant &c Renonceant &c faict et passé au fort
de Villemarie lan Mil Six Cent Cinquante Sept Le Vingt Uniesme
Jour de Novembre apres Midy en presence de noble home S. Lambert Closse
Escuyer et Sergent Major aud fort Jacques le bert & Louis Chartier demeurant
aud lieu tesmoins a ce Requis qui ont Signé a la presente Minute lesd
~~leduc~~ le duc et descaris ayant déclaré ne Scavoir Ecrire ni Signer de ce
Enquis / L. Closse

Chartier

Le Ber

Basset

BASSET, B., 18.02.1672

Guillory

François Dollier de Casson Prestre
Superieur des Ecclesiastiques de L'Isle de
Montreal en la Nouvelle france En Vertu
de la procuration Speciale qui Nous a esté
faite par M^r alexandre le Ragour de
Bretonnilliere Pre. Au nom et aud superieur
de Messieurs les Prestres et Ecclesiastiques
du Seminaire St. Sulpice de Paris, Seigneurs
propriétaires de la ditte Isle De L'avis et
consentement de Messieurs Soüart, Pivot et
Rannyer aussy Pre et Ecclesiastique dudit
Seminaire, Avons Donné et Concedé, donnons
et Concedons a Simon Guillory Armurier,
La Quantité de quatre Vingt Arpens de
terre en la ditte Isle, au lieu dit le Lac Saint
Pierre, a prendre et commencer, quatre Arpens de
Large, Sur le Bord du Ruisseau qui passe
au milieu dud lac, du Costé de la Montagne
Sur vingt arpens de profondeur tirant au
Nord'ouest quart d'ouest, tenant d'un costé, la
concession d'honoré dansny dit le tourangeo,
et d'aut Les terres non concedées. Pour desd
quatre vingt arpents de terre, Jouyr, par led
Guillory, Ses Successeurs et ayant Cause, en
pleine propriété, et aux charges, Clauses et
conditions suivantes & non autrement, C'est a Sçavoir
d'y travailler Incessamment a la mettre en
Culture, y tenir feu et Lieu dans L'année
du Jour du present Contract, En payer par chacun
an ausd Seigneurs en leur Maison Seigneuriale

Six deniers tournois de Cens pour chacun
arpens une Rente Seigneuriale, de quatre
Chappons a cause des quatre arpens de large
Annuelle & perpetuelle et non Racheptable
payable au Jour et feste St Martin d'hyver,
et Ensemble les autres droicts seigneuriaux
quand le cas escherra Suivant la Coustume de
Paris, Comm'aussy, Souffrir les Chemins
que lesd Seigneurs trouveront Necessaire pour
La Commodité publique, prendre le bois de
Chauffage et autre dont ils pourroient Avoir
Besoin, même celui pour le Bien public de
L'Isle sans pour ce luy payer aucune chose,
Et faire moudre ses grains Aux Moulins
desd Seigneurs en lad^{te} Isle, et non a D'autres
a peine de Confiscaon desd Grains & D'amande
Arbitraire, Ne pourra Led Concessionnaire
Sesd Successeurs & Ayant Cause, Vendre a
main morte ny mettre Cens Sur cens, Les dittes
terres, Ny partie D'Icelles, Sans le Consentement
Expres desd Seigneurs ou autre ayant pouvoir
d'Eux, non plus que de Vendre Icelle a prix
D'argent ou autrement, Avant que lad^{te} concession
Soit Bastie, et qu'elle ayt Au moins quatre
Arpents en Culture de pioche, A peine de
Deschoir du Benefice d'Icelle, qui Retournera
de droict en la possession desd Seigneurs pour
en Disposer par eux ainsy qu'ils aviseront

Bon estre, Sans qu'ils puissent estre tenus
de rembourser aucunes () faites
sur Icelle, en foy de quoy, Nous avons
signé ces prtés avec Mesd Sieurs Soüart
Pivot & Rannyer et Contresigner par
Le greffier & tabellion de la seigneurie pour
en bas des minutte et y avoir recours
au besoin, fait a Montreal, Le
dix huiti^e fevrier gby^e Soixante Douze //

françois dollier G. Soÿart G. Pezot
Rannyer

Par Mond S^r Dollier

Basset

BASSET, B., 08.06.1672

Pardevant Benigne Basset Greffier et Tabellion
 des ~~seminaire~~ de l'Isle de Montreal en la
 Nouvelle france et tesmoins SoubsSignes furent
 presents M^{re} francois Dollier de Casson prestre du
 Seminaire S^t Sulpice du faubourg de S^t Germain
 Despres de Paris Superieur de Messieurs les
 prestres et Ecclésiastiques dud Montreal, M^{re} gabriel
 Souart aussy prestre dud Seminaire ancien cure de la
 paroisse dud Montreal et M^e D'Escolles M^{re} Gilbert
 # de lad Isle Pivot aussy prestre dud deminaire Curé ~~de laditte~~ parre #
 ## et Oeconome Et M^{re} mathieu Renner Ecclesiastique ## dud Seminaire
 en lad Isle demourants ensemble en Leur Maison
 Seigneuriale dud Lieu, tant pour eux, ~~que pour~~
 eux que pour Messieurs Les prestres & Ecclésiastiques
 ## Seigneurs & d' une part Et damoiselle Jeanne
 propriétaires Mance, administratrice du Bien des pauvres
 de lad^{te} Isle de L'hospital S^t joseph dud Montreal, y demeurante
 en cette qualité D'autre, Lesqueles ()
 Laditte damoiselle, qu'en Consequence de Certain
 Contrat de Concession, ~~de messire~~ fait au
 profict dud hospital par Messire paul de chomedey
 chevallier seigneur de Maisonneuve ci devant gouverneur
 de lad Isle faisant & Gerant Les affaires D'Icelle
 en datte du huicti^e d'Aoust gb^e Cinquante quatre, Il
 appartient aux pauvres dud hospital La Moityé du
 Domaine de lad Isle appelée Vulgairement Lagrange
 Consistant en deux cent arpens de tere en Une seule piece
 avec la moityé des Bastiments y Construits, ainsy qu'il
 est plus au long porté aud Contract, Signé paul de
 Chomedey, ensuite duquel est l'acceptaon de la ditte Damo^{lle}
 dud Jour, Signé Jeanne Mance, et La ratificaon dud
 Contract, fait par Messires les Seigneurs D'Icelle
 Isle passée par devant Chaussin & son Compagnon Nottaire
 au chelet de Paris, Le quatrieme Mars de l'Année Suivante
 gby^e iii ~~soixante et quatre~~, et lesquels Domaine & Bastiments
 iii Cinquante cinq

+ en commun

sera ()
et appartiendra
aux pauvres dud
hospital des
maintenant a
toujours

iii
bornées de trois bornes
sur une ligne qui
coure a quatre degres
prest d'ouest sud'ouest
suiv^t le poces Verbal
de bornage cy apres
déclaré

iiii
qui demeurera
annexé a la minutte
des pntes pour y
avoir recours

Laditte Damoiselle, aud Nom, auroit depuis ce temps
Jouÿ + par Indivis Avec led ~~sieurs seigneurs~~ Sieur de
Maisoneufve et dits seigneurs , qui N'auroient peu
estre partages ny divisés a cause des frequantes
Voiages, qu'il a fallu faire en L'Ancienne france, par lesd
sieur & Damoiselle M pour le bien de cette Oeuvre
qu'a Cause des guerres troubles & autres Empeschements
qui ayant Cessé depuis quelques années Et que
d'ailleurs prévoyant que les Bastiments puissoient
et tomboient en Ruine faute d'y pouvoir par lesd
communs propriétaires Comme aussy led terin dont
partye demeure Inculte et pleine de fredoches, faute
d'y estre suffisamment pourveu Et presentement desirant
Les dittes partyes Jouÿr ~~Jouÿr~~ chacun a pair par deux (?)
auroient fait () priser et Estimer par gens a ce
Connoissant & Communiqué Entre Eux Les dittes
Prisées, ce fait auroit ~~estée~~ fait faire deux lots
au plus Juste & Egaux qui Leur a Esté possible
à Diceux donné Le choix a la Damoiselle a laquelle
Il seroit Venu & Escheu # cent arpens de tere en une
seule piece faisant Moytié ou environ dud terin dud
Domaine Commenceant d'Un Bout a Un Vieux fossé
Assez proche Le Vieux Jardin du Chasteau dud
Montreal D'autre Bout aux autres teres dud Domaine
appartenant ausd Seigneurs et iii d'un Costé en Une Ligne
qui coure entre le Sud ii le quare du sud'ouest a Cinq degres
ou environ proche du sud'ouest, faisant separaon & division
desd cent arpens de tere & celle desd Seigneurs, Sur
Laquelle sont plantés quatre bornes et ainsy qu'il est plus
au long porté par le proces Verbal D'arpentage qui y a
Esté fait par Jean Guyon S^f dubuisson, arpenteur royal
en ce pays, Le premier Jour dud pnte mois et an ⁱⁱⁱⁱ, D'autre
Costé au bord d'un fossé qui separe et divise lesd Cent
arpens de tere, d'autre celle des filles de la Congregation

La petite Riviere qui se decharge dans le grand
 fleuve S^t Laurens Ensemble tous les Bastiments
 Construits et trouvés aussi assis Sur lesd cens arpens
 de tere, en l'estat que le tout se poursuit & Comporte
 et suivant laprisée et estimaon qui en esté faite
 du consentement desd partyes et par les experts desnommes
 a leur rapport fait au greffe dud lieu Led Jour premier
 Juyn avec presentes qui demeurera presentement annexé
 à la minutte des pntes pour y avoir recours Se montant
 Ladict prisée & Estimaon ensemble a la some de
 Cinq Mil six cent Cinquante quatre Livres
 sans en Comprendre le fonds de la tere Sur laq^{le}
 Lesd Bastiments sont Construits qui font partyes desd
 Cens arpens de laquelle some Lad damoiselle
 aud nom a promis & s'est obligée payer ausd
 Sieurs du seminaire ou au porteur pour eux en ce lieu
 La some de deux Mil huit cent vingt ~~sept~~
 sept Livres tournoyes argent de ce pays pour la
 moityé desd Bastiments () Ausd
 Sieurs du Seminaire et ce en trois payements, dont le
 premier De La somme de Mil Livres escherra
 a Jour & feste pasques prochain Venant Le second de
 pareille Somme de Mil Livres qui Escherra apareil
 Jour & feste de pasques de Lannée Suivante que lon
 Contra gby^e soixante & quatorze et le troisieme & dernier
 de la somme de huict Cent Vingt Sept livres qui escherra
 aud Jour & feste de pasques de l'année D'apres gby^e
 soixante quinze au payement de laquelle somme de
 deux mil huict cent ~~Livres~~ Vingt sept Livres
 tournoyes et termes sus Enonces Lesdits Bastiments
 et cent arpents de tere ainsy advenus &

Eschangés audit hospital seront & demeureront par
 privilege special affectés obligés et hypotecques
 avec tous & chacuns Les autres Biens
 meubles & immeubles presents & advenir
 D'Iceluy hospital Sans que la generalité
 Deroge a la specialité Ny la Specialité a la
 generalité ny au contraire Et Le Second et
 dernier desd lots sera compris et appartiendra
 du tout a toujours ausd Sieurs du
 Seminaire Consistant dans Le reste ~~des~~
 des terres dudit domaine en l'estat que le tout
 se poursuit & Comporte Pour desdittes choses
 Lotties & partagées Jouyr & Disposer par lesd^{tes}
 partyes aud Noms respectivement chacunes D'elles
 en leur Esgard et en faire & Disposer a leur
 plaisir & volonté aux charges seulement par lad
 hospital et tenu & obligé Envers Messieurs les
 Seigneurs de laditte Isle portées par led contract
 de Concession cy dessus datté & mentionné Et
 Moyennant ces presentes ont Lesdittes partyes desnommées
 presentement transporté, L'Une D'elles à
 L'autre a ce acceptant tous droicts de
 propriété, noms, raisons, & actions Et
 autres generalmente quelconques () &
 chacunes D'elles en droit soy auroient et pourroient
 avoir () & choses partagées, dont
 elles se dEssaisissent aud nom au profict
 L'une de L'autre, Voulant le procureur

H

a esté expressement
accordé entre les
parties, que Le
chemin, qui doit
estre sur la ligne
qui court entre le sud
et le quart du sud
ouest cinq degres
ou environ, proche dud
sud ouest, ce qui fait
separaon desdittes teres
les partyes se prendra
autant Autat d'un
costé que d'aue desd lots

Le porteur donnant pouvoir Et ont Lesd^{tes}
partyes esd noms, a present partage pour
agreable Comme bien et Deument fait
party Et Loty et divisé et le promettent chacune
en Leur esgard esd noms, Entretenir, sans
Jamais aller au contraire, promettant
chacunes D'Elles en droict Soy esd noms
garantir L'une L'autre Lesdits Biens
partagés a eux advenir par leurs dits
lots Reconnoissant Ladicte damoiselle
Mance audnom, avoir en ses mains Le
Contract de Concession cy dessus datté
Mentionné Concernant La propriété desd
cent arpent de tere ^{HH} aud hospital Escheu
et advenir par led pn^t partage, dont elle
s'est tenüe aud nom, pour contente & en a
deschargé et descharge Lesd Sieurs du Seminaire,
et tous autres, Laquelle damoiselle Mance
aud nom, pour L'execution des presentes, a Esleu
son domicile Irrevocable en la Maison dudit
hospital de Montreal ou elle est presentement
demeurant auquel lieu ^{HH} & promettant
obligeant chacun en droict Soy esd noms
Renonceant & fait & passé Audit
Montreal, en la Maison dud hospital ou la ditte
damoiselle Mance est demeurante Lan gbi^e soixante
et Douze, Le huictieme Jour de Juin apres midy

en presence de francois Bailly sergent de ce baillage
Pierre Caillé de la Rochelle tesmoins y demeurant
et soubs signes avec Lesdittes partyes *francois dollier*
G. Soüart G Perot *Rannyer*
JMance

Basset
greffier

BASSET, B., 28.03.1674

1674
28^e Mars
Marché entre
Jean Descarrie dit le
houx
et
honoré d'ansny dit
le tourangeo

 et ce avec poteaux
 & feilleures
 ⁂ & deux poteaux
 a la cheminée avec
 feuilleures

Pardevant Benigne Basset Greffier & tabellion
 de la terre et Seigneurie de LIsle de
 Montreal et tesmoins Soubzsignez furent
 presens honnoré Dansny dit le tourangeo
 charpentier & habitant y demeurant d'une part
 et Jean descarris dit le houx aussy hant' y
 demeurant dautre, Lesquels ont fait & accordé
 Le Marché qui ensuit, C'est A Scavoir, led
 Dansny, avoir promis & s'estre bien & d'euemen obligé
 et oblige, Envers led descarris, de luy lever &
 tailler, Un Bastiment de pieces de bois sur pieces
 de Longueur de dix huict pieds et demy de long hors
 oeuvres, sur ~~dix-sept~~ seize pieds dans oeuvres,
 de hauteur de quarré, de huict pieds, faire & tailler
 & Monter Un Comble, sur Iceluy, de charpente
 qui aura trois Esguilles, Un simple faite avec des
 Liens, quatre Jambes de forces, poser, les poutres
 ou Solliveaux du plancher d'en haut, Un Manteau de
 Cheminée, en onglets, Les pignons de Coulombages,
 deux portes & deux fenestres ainsy, quelles seront
 par led descarris designez #, poser deux poteaux
 d'attente, dans l'un des pignons, sur les solles & sous
 Les Sablieres avec tenons & Mortoises ⁂, & le tout
 rendre, prest a Couvrir, au Jour feste de S^{te}
 Marie Mag^{ne} prochain Venant, ~~a-gens~~ a dire
 de gens a ce Connoissant, a peine de tous
 despens dommages & Interests, au moyen de quoy
 et dud ouvrage, Led descarris, s'est respectivement
 obligé & oblige, envers led d'ansny, de luy livrer
 a ses frais & despens, toutes & chacunes les pieces
 de bois escarries sur le lieu & place, dud bastiment
 dans le lieu de la commune de ce lieu, proche
 L'emplacement de Rene fezeret, au fur & a mesure
 qu'il en aura besoin pour led ouvrages, a peine aussy
 de tous despens dommages & Interests, & a luy payer
 pour tout led ouvrage La somme de quatre

Vingt dix livres tournoyes & Un Minot de pettis
pois, sur laquelle so^m de quatre vingt dix livres
led descarris sera tenu obligé luy bailler Jusqu'a
La quantité de seise minots de bled par advance
a la premiere requisi^{on} dud Dansny, le tout bon
sec loyal & Marchand, au prix quil Vaudra
& Entre les habitans de ce lieu, au Jour & feste de S^t
Jean baptiste prochain Venant, avec Led minot de
pois & le reste, en meme Nature de bled, en fin d'oeuvres,
au prix quil vaudra pour lors avec lesd hant'
Car ainsy & promett^{an} & obligeant chacun
en droict Soy & Renoncant & fait & passé
aud Montreal en lestude dud Greffier lan
gbi^c soixante & quatorze Le Vingt huictie^{me}
Mars apres midy en presence des sieurs Jean Gervaise
& françois Bailly tesmoins y demeurans
& Soub^{ne} & non lesd^{es} parties pour ne Scavoir de ce
faire enques suivant L'ord^{ce} //

Basset

greffier

BASSET, B., 25.03.1675

Du lundy xxb^e Mars 1675

Estat au Vray des Bastiments Construits Sur
le Domaine Ancien de Montreal nommé Vulgairement
lagrange

Premierement

Le Long Logis ou fait presentement son actuelle demeure
S^t Arnaud fermier, du bien des pauvres de L'hospital de
Ce lieu, Comme sensuit, Scavoir
dans la chambre a feu, du Costé du Sud ouest, Six Cabannes
de planches embouvetées & blanchies avec leurs portes

dont partye a besoin destre Relevé

Item, en lad^{te} chambre, a Costé de la cheminée, Une autre cabane
a planches perdues sans fonds haut & bas avec un
Cabanet au bout & joignant de pareille Nature Sans
ferme ny clef que deux petites pentures de fer a la porte
Item, a l'autre bout de lad^{te} Cheminée, Un autre Cabanet
de pareille planches perdues sans porte

+
de charpente

Item, en lad^{te} chambre deux ouvertures de fenestres
avec leurs chassis + sans Contrevant, l'une desquelles est
bouchée, avec du fumier et L'autre de bois toute de planches
attachées avec deux traverses par dehors /

Item la porte de dehors avec deux gros () de fer sans ()

Item, au bout de lad^{te} chambre du Costé du Sud ouest
une estable a Massonne ou sont presentement un boeuf
de lad^{te} ferme, sans plancher que quelques pruches (?) en haut

Item, a l'autre Costé de lad^{te} chambre du Costé du
Nord est, Une autre chambre, en laquelle, Il y a
Une cloison autour de la cheminée mal embouvetée
contenant quatorze planches et deux demyes

Item, en laditte chambre, deux ouvertures de fenestre à l'une
desquelles il y a un chassis a volet, garny de deux fiches
de fer, une targe, et deux barreau de fer, & a l'autre
un meschant contrevant avec ses pentures de fer / & deux barreaux de fer
Item, son plancher en haut de planches a joingt quarré tous
pourry.

Item, au bout de lad^{te} chambre, une autre estable
Com^e celle cy dessus ou sont presentement les vaches
de lad^e ferme, avec chacune, leurs portes Avec
Leurs pentures et un Crochet de fer, à l'un & un petit
Verrou & un locquet Aussey de fer à l'autre //

Item, au plancher d'en haut desdittes deux

chambre, de planches simples, dont la partye embouvetée
à l'autre () et qui demande à estre presentement
relevé

Item, dans les deux bouts du grenier des dittes
chambres deux cloisons de planches perdües, attachées
avec cloux, haut et bas

Item, une porte en la ditte Seconde chambre telle
quelle avec ses pentures, et Un gros Verrou & un loquet
Le tout de fer

Item, dans l'autre ~~deux~~ des dittes chambres, Une autre
porte telle quelle fermant a clef, garnye de ses pentures

Item, un autre corps de logis, destiné pour un fourny
estable & soute a cochon, avec trois portes, telle quelle
garnyes de leurs pentures, avec un loquet & un Croc en tout
Menassant Les murs D'Iceluy Raynne, & garny par la
plus part sur les solliveaux de Vieilles planches qui ont
servy a couvrir

Item, La grange, en laquelle, Il faut faire Une batterie
Lhyver prochain, fermant de L'une de ses portes
avec une grande serrure & sa clef, et en Une desquelles
portes Il manque un flurau de bois & l'autre, ne vaut rien

Item, deux Cent de vieux pieux plantés debout

Le tout veu, visité par les sieurs françois Bailly M^e

Masson et estienne Truteau charpentier, a ce requis par
M^e Pierre Aury (?) sousdiacre ayant le soin du bien desd
pauvres et Led S^r Arnaud, qui ont signé, Le present estat
avec lesd sieurs Visiteurs, et moy Greffier & tabellion dela
terre & Seigneurie de Montreal, a ce requis par les partyes
led Jour Vingt Cinq^e Mars gby^e soixante quinze //

led truteau ayant déclaré ne scavoir escrire ni Signer de ce enquis

Remy

Jean Jacques de gerlaisse

fBailly

Basset

greffier

BASSET, B., 03.06.1675

1675

3^e Juin

Vente de concession
par S^r Claude Raimbault
et Mag^{ne} Therese Salle
sa feme

a

Jean descarrés

expédié aud descarrés

Par devant Benigne Basset Greffier & tabellion
 de la terre & Seigneurie de LIIsle de montreal
 en la nouvelle france et tesmoins Soubs signez
 furent presents le sieur Claude Rimbault M^{re}
 Menuisier et Mag^{ne} Thereze Sallé sa femme
 qu'il autorize pour leffet des presentes y demeurans
 Lesquels ont reconnu & Confessé avoir Vendu Ceddé,
 transporté et dellaissé, du tout des maintenant a
 toujours & promettant lun pour lautre & chacun d'Eux
 Seul & pour le tout Sans division ny disention, renonceant
 a lad^{te} division fidijussion, garantie & faire Jotuyr
 de tous troubles & Empeschement generalement
 quelconques, Au Sieur Jean descarrés habitant
 aussy y demeurant a ce present Achapteur pour luy
 Ses hoysr & ayans Cause, Une Concession de quatre
 Vingt arpens de terre, Scize & Scituée en laditte
 Isle, au lieu dit la riviere S^t pierre Commenceant
 d'Un bout Sur une ligne donnée des concessions delad^{te}
 Riviere S^t pierre, quatre arpens de large, Sur Vingt
 arpens de profondeur, tirant au Nord ouest quart
 d'ouest, Tenant d'un Costé a une Concession que lesd
~~acheteurs~~ Vendeurs ont acquise du Sieur Guillory
 et d'autre celle d'Estienne Loutreau (?) charpentier
 le tout en l'estat qu'il se poursuit & Comporte, que
 Led acheteur a dit bien Scavoir & Connoistre
 pour L'avoir veüe & visitée, au sieur vendeur appartenant
 au Moyen de L'achapt, quils ont dit leur avoit esté
 fait par Messieurs les Seigneurs de lad Isle
 & chargée Envers Eux, des Cens & droicts seigneuriaux
 que lesd Vendeurs n'ont Sceu quand a present dire ni declarer
 de ce Enquis par moy dit Greffier, pour toutes & sans

autres Charges, debtes, ny hypoteque quelconque
 ainsy que lesd Vendeurs ont dit & assuré qui est
 des arrerages desd Cens & droicts seigneuriaux
 du passé Jusqu'a ce Jour, pour lad^{te} Concession
 Ses appartenances & despendances, Jouiyr & disposer par
 led acheteur, sesd hoirs & ayans Cause ainsy
 que bon luy Semblera au moyen des presentes
 Cette Vente faite a la charge desd cens & droicts
 Seigneuriaux, cy dessus Seulement, & outre moyennant
 La somme de cent livres tournois que led
 acheteur a promis & promet payer & bailler, aud
 Vendeurs en leur Maison de Ville ou Il est presentement
 demeurans, Scavoir La somme de Cinquante livres
 en une Corde de bois de chauffage, bon & Vallable
 que led acheteur rendra au devant de lad^e Maison
 faites & Cordées et traisnera, pendant lhyver prochain
 Venant et pareille somme de Cinquante livres
 en bled froment bon sec, loyal & Marchand, au prix
~~parles~~ & Mesure (?) des Marchand habitans en ce lieu
 et au Jour & feste de Noel prochain Venant
 au payement de laquelle somme de Cent livres les dittes
 Choses Vendues sont & demeurent par privilège spécial
 affectée, obligée et hypothequée avec tous & chacun
 Les autres biens meubles & Immeubles present
 et advenir generalmente quelconque, ~~HO~~ Sans que la gen'alité
 deroge à la specialité, ny la specialité à la generalité
 a la genéralité ny au Contraire et à ce faisant
 Lesd Vendeurs Consentent & accordent qu'il
 soit dellivré aud acheteur, Un titre de laditte
 Concession Conservant la propriété D'icelle par
 Messieurs lesd Seigneurs, Mettant & Subrogeant
 par lesd Vendeurs, led acheteur du tout en leur
 Lieu & Droicts, Noms Raisons & actions

transportant en outre tous droicts &c dessaisissant &c
Voulant &c procureur le porteur &c donnant
pouvoir &c promettant &c obligeant chacun
en droicts Soy, Scavoir, lesd Vendeurs sollidairement
Comme dessus &c Renonçant & fait & passé aud
Montreal en la Maison desd Vendeurs, L'an bci^e
soixante quinze le troisie. Jour de Juin apres
midy en presence des Sieurs Louis Chavallier &
Claude de la Serre, tesmoins y demeurans
& Soubz avec lesd Vendeurs & non lesd
achepteurs pour ne scavoir de ce faire Enqui de
Suivant Lordonnance // ~~HO~~ achepteur

Claude Rimbault

Magdeleine

Therese sallé

Lechavallier

Laserre

Basset

greffier

MAUGUE, C., 06.01.1683

Pardevant le greffier et Tabellion
de lisle de montreal et tesmoins soubsignes
fut present Messire françois dollier de casson
prestre Superieur du Sem^e de montreal et
procureur de Messieurs les Ecclesiastiques du
Seminaire de St Sulpice de paris Lequel assisté
de Monsieur Rannyer Ecclesiastique et oeconome
dud Sem^e de montreal, et sur la remonstrance
que fait Jean descarry dit lehoux habitant de
_____ que Mond^t Sieur dollier luy avoit cy
devant concedé par contract du premier febvrier
gbj^e quatre vingt quil a representé, la quantité
de quatre vingt arpens de terre et qui est encore
en bois debout Scize vers le lac St pierre au bout
et Joignant la concession de pierre verrier laSolay
Il ne pouvoit La faire valloir ainsy quil est
obligé par sond contrat ainsy Il sen desiste
et en fait remise dentre les mains des Seigneurs
qui pourrat en disposer faute par les concessionnaires
de ne pas accomplir les clauses auxquelles Ils sont
obliges et comme Il a trois enfans fort grands
et de force pour travailler pour eux Sur Une
habitaon quils desireroient _____
tous les trois Sçavoir paul michel et louïs descarry
led descarry pere Supplie tres humblement
Mond Sieur dollier de vouloir bien accorder
a sesd trois fils lad Concession de quatre
vingt arpens, prenant quatre de large au bout
de celle cy devant concedée aud laSolay, Joignant
dun coste led Jean descarry pere _____
pareille continuation d'une habitaon quil possede

 ayant esgard
 a la partye dud
 Jean Descarris
 L'impossibilité
 ou Il est et
 le nombre et
 la grandeur de
 ses enfans

aud Lieux de lautre costé les terres non concedées
 et ainsy quil est exprime aud contract du premier
 febvrier gbj^e quatre vingt, Ce que Mond
 sieur dollier assisté comme dessus # auroit accordé
 aud descarry, de par ces presentes donné
 et concédé auxd paul michel et louis
 descarry ses enfans lad quantité de quatre
 vingt arpens de terre par Indivis Entreux
 a ce presens et acceptans pour Eux leurs
 hoirs et ayans Cause et suivant le mesme
 _____ dud laSolay denommé aud
 Contrat cy devant accordé a Leurdt pere
 et aux mesmes charges Clauses et conditions
 y exprimées scavoir d'y travailler Incessament
 de les mettre en culture y tenir feu et lieu
 et en payer par chacun an a messieurs
 les seigneurs dud montreal en leur maison
 seigneurialle aud Lieu six deniers de cens
 pour chacun desd quatre vingt arpens, et
 une rente Seigneurialle de deux minots de
 bled froment bon loyal et marchand pour
 toute lad concession annuelle perpetuelle et
 non rachaptable a la st martin d'hyer
 de chaque année, ensembles les autres drois
 seigneuriaux quand le cas y escherra Suivant
 la coustume de paris suivies en ce pays
 Comme aussy souffrir Les chemins que
 lesd seigneurs trouveront necessaires pour
 le bien publicq prendre le bois de chauffage

et autres dont Ils pourroient avoir besoin
 mesme celuy pour ouvrage et commodite du
 bien publiq de lad isle Sans pour a luy
 payer aucune chose, et faire moudre ses grains
 aux moulins desd Seigneurs en lad Isle
 et non a dautres peyne de confiscation desd
 grains et damande arbitraire, ne pourront
 lesd concessionnaires leurd hoirs et ayans cause
 vendre a main morte cedder ny transporter a
 aucune communauté ny mettre cens Sur cens lesdites
 rentes ny partye dIcelles sans le consentement
 desd Seigneurs non plus que den vendre eschanger
 ou autrement aliener en quelque maniere quecesoit
 a prix dargent ou autrement avant que lad concession
 Soit bastie ou quil y ayt au moins quatre arpens
 en culture de pioches a peyne de deschoir du benefice
 dIcelle Laquelle retournera de plein droit den
 la possession desd seigneurs Sans aucune formalité
 de proces et pour en disposer par eux ainsy quils
 adviseront (?) _____
 mettre en mains desd Seigneurs autant des
 presentes a Leurs frais et Incessament
 Car ainsy & promettant & obligant &
 renonçant & fait et passé aud montreal
 avant midy Le six^e Janvier gbj^e quatre
 vingt trois presence des sieurs Sabattier
 _____ et gilles Carré tesmoins y demeurans
 sousignes avec Mesd Sieurs dollier et Rannyer
 et lesd preneurs, led Jean descarry pere
 a déclaré ne scavoir escrire ny scigner
 de ce enquis suivant l'ord^{ce}
 fran dollier decasson p^{re} Maugue

MAUGUE, C., 20.04.1687

Pardevant Claude Mauge no^{re} &ce
fut present en personne, Messire françois Dollier
de Casson prestre superieur du Seminaire de Montreal
et procureur de Monsieur Tronson, prestre superieur
des Ecclesiastiques de seminaire de St Sulpice de paris
seigneurs et proprietaires de Lisle dud Montreal Lequel
assisté de Monsieur Ranuyer Ecclesiastique et oeconome
du Seminaire dud montreal, A Donné et Conceddé
a tiltre de Cens et rentes Seigneurialles non rachetable
des maintenant a toujours, a Paul, Michel et louïs
descarris habitans de cette isle, a ce presens et acceptans
pour uex Leurs hoirs et ayans cause La quantité de
soixante quinze arpens de prairie Scavoir cinq arpens de
front sur quinze de proffondeur, Lesd quinze arpens tirant
en quart de sorrois dans les premieres prairies qui se
_____ dans le Ruisseau qui sort du petit lac de La
petite Montaigne en cette isle, Et ce pour desd
soixante quinze arpens, Jouir faire et disposer par lesd
Paul Michel et Louïs descarris en tout propriété aux
charges Clauses et Conditions suivantes, Scavoir d'en payer
par chacun an a la St.Martin de chauqe hyver six deniers
tournois de Cens pour chacun desd soixante quinze arpens
et une rente seigneuriale d'un minot trois quarts et demy
de bled froment bon loyal et marchand pour toute Ladite
concession annuellement mesme Jour de La St martin en
LA maison seigneuriale audit montreal, et autres droit
seigneuriaux quans Le Cas y eschetta Suivant La coustume
de paris suivie en ce Lieu, de Laisser et souffrir les chemins
que lesd seigneurs en Jugeront nescessaires pour la commodité
publique, faire moudre ses grains aux moulins desd seigneurs

en Ladite Isle et non a d'autres, payne de confiscation
 de sesd grains et damende arbitraire, Sera Loisible ausd
 seigneurs de prendre du bois de chauffage et autres dont
 Ils pourroient avoir besoin, mesme celuy pour ouvrages
 et Commodité du bien publicq de Lad Isle sans pour ce
 Luy payer aucune chose, ni pourront lesd Concessionnaires
 vendre a main morte cedde et transporter a aucune Comm^{te}
 ny mettre cens sur cens Lesd terres ou partye sans le
 consentement desd seigneurs, et seront tenus lesd preneurs
 dy travailler Incessamment et Les mettre en culture
 Car ainsy &ce promettant lesd preneurs dexecuter
 Les Clauses sus exprimées et d'en souffrir autant
 des presentes ausd seigneurs Promettant &ce obligeant
 &ce Renonçant &ce fait et passé audit montreal
 en une salle du se,minaire avant midy Le vingtiesme
 avril gbj^e quatre vingt sept, presencee de Simon
 Guillory et d'André Gachin tesmoins soubsignes avec lesd
 preneurs, et no^{re} // Mond Sieur donateur, et Mondit
 sieur Ranyer, Ladite concession, distante de une lieue
 ou environ de Leurs habitaons du lac St.pierre, vis
 a vis de _____ ou denvirons, Le sr Louis chevallier
 faisant pour led _____ fran dollier pr^e ind
 Michel descarris absent

Ranuyer

Lchevallier

Maugue

et après _____ et Lecture du présent

Contract, et quil a esté représenté a Mond sieur dollier
 que led Michel descarris estoit absent, aux 8ta8as
 Mondit Sieur dollier Consent veut et donne aud paul

et Louis descarris ses freres Ladite quantité de terre
 sus exprimée, en cas quil aurait accident de mort
 aud michel Leur frere, pour partager esgalement
 entre Lesd paul et Louïs tant Lad terre sus enoncée
 fait le vingt troize feb^r (?) gbj^e quatre vingt huit
 ayant esté L'intention de Mondsieur dollier de La
 donner aux trois ou a Labsence L'un des Louis Descarris

_____ d'Entreux _____

fran dollie p^{re} ind

Lchevallier

Paul decari

Louis de Carri

Maugue

No^{re}

MAUGUE, C., 02.06.1687

N Sur la req^{te}
a Luy présentée
pour cet effect

Lan gbj^e quatre vingt sept Le second
Jour de Juin avant Midy A La requeste
de Michelle artur veufve de deffunt
Jean descarris ancien habitant de cette Isle
Et encore a La requeste de paul,
Michel et Louïs Descarris ses fils
Ledit Michel absent représenté par Le Sieur
Louis Chevallier aussy ancien habitant
et son procureur, comme appert par La
Letre quil Luy a adressée en datte du
2 avril gbj^e quatre vingt six dont
coppie est au bas de la requeste et
Lordonnance de Monsieur Le Baillif
cy devant Escripte en datte du
3^e May dernier N, Lambert Le Duc
Sieur de St omer Comme ayant
espouze Jeanne descarris Leur
Soeur et fille desd deffunt Jean
descarris et de lad artur, de sond
Mary autorisée pour Consentir et
agréer avec eux Le present Inventaire
Lesd susnommez requerans tous
Mineurs d'ans, et se portans heritiers

Dudit deffunt Leur pere, et pour
 La Conservation de Leurs biens et droits
 et de tous autres quil appartiendra ^H a
 Esté par moy Claude Maugue no^{re}
 de Lisle de Montreal &c fait bon et
 Loyal Inventaire et description de tous et
 chacuns Les biens meubles ustencilles Linges
 hardes, or et argent, monnoye Lettres tiltres
 papiers et enseignements et autres choses
 demeurées apres Le Deceds dud deffunt
 et qui estoient Communs entre Lad veufve
 et led deffunt ^Θ quelle nous a monstres et
 exhibes apres serment d'elle pris de nen celer
 ny detourner aucunes Soubs les peynes a ce Introduites
 et a elle données a entendre, Lesd biens prisés
 et estimés par Les sieurs Robert Le Cavellier
 et Jean Roy, qui ont prisé pour Susd inventaire
 Le Sr Jean Le Duc ^{HHH}, qui pour les assister, et ~~estre~~
 Lestimation quils ont promis faire en Leur ame
 et Conscience, en esgard au cours du temps present
 aux sommes de Denniers et ainsy quil ensuit
 apres avoir Signé, Lad artur et led Leduc
 pere declarent ne Scavoir escrire ny Signer
 enquis Suivant lord^{ce} ny led Roy, enquis de ce.
 Paul decari lamber Leduc rchevallier

Le 24^e mai 1687

Bestiaux

2 bouefs a soixante escus les

deux 120#

2 autres boeufs a deux cens dix livres les deux

deux taureaux noirs a cens livres les deux 110# (sic)

un taureau rouge a soixante Livres cy 60#

deux vieilles vaches a quarent cinq livres prises 90#

autres deux vaches a quarent cinq livres la

vache cy 90#

un taureau noir a trente livres cy 30#

plus Un veau de lait de quatre mois 24#

une vache rouge qui a Les cornes Sciées a 40#

une vache brune a lait, a 25# 45#

cinq cochons a cent livres cy 100#

quatre petits cochons Douze livres tous cy 12#

~~un~~ deux Charues avec Lequipage trente

Livres cy ycompris les () cy 30#

une charette avec ses Rouës 24# cy 24#

trois chaises huit Livres cy 8#

une ()

quatre haches et un () a douze livres cy 12#

2 () et une () prisé à six livres cy 6#

deux faux avec Lequipage six livres	
Le marteau et la forge et faux cent sols	
cy	5#
plus un () 2 paires de fers et	
(), un () a gallere, un vallet	
une petite Lame de Scie de	
onze livres quinze sols le tout cy	11# 15S 00
deux scies une de Long a six livres et une	
de travers a six livres cy	12# 0. 00
2 limes a	3. 0. 0.

Ustancilles

quatre marmittes et trois couvercles douze Livres tout	
cy	12#
une cuillere a pot	1#
une poesle quarente sols cy	2#
un gril trois livres cy	3#
La cramaillere et La poesle de fer, cinq livres	5#
un louche Trente sols cy	1# s10S
2 sceaux troués huit livres les deux	
quatre chaudieres et un poison a dix huit livres	
cy	18# 0. 0
Six couvercles Telles quelles et une petite trente livres vingt quatre	30#
cy tout	24#

dix sept () y en ayant La plus grande partye	
() a douze Livres cy	12#
trente livres de vaisselle destain vieux et qui a	
beaucoup servy a vingt sols la livre cy	30#
un croq et six faucilles prisée a quatre	
Livres le tout	4#
un fusil dix livres cy	10#
un coffre avec une serrure sous clef et sans sa	
ferrure	[déchiré]
une lanterne vieille vingt sols	1#
Deux coffres avec la huche et une ()	[déchiré]
ensemble le tout vingt une livres cy	21#
un couloir, un flasque le tout a six livres cy	6#

Au regard du linge Lesd descarris fils
et led duc St. Omer ensemble led chevalier procureur
^U dud Michel absent, ^U ont consenty que Lad veufve a
descarrys Jouisse des Lingés et hardes quelle peut
avoir de Lad succession et quelle en fasse son propre
affaire comme de chose a elle mesme appartenant
sans aucune pretention a Leur egard, pour cet
effect.

Ont déclaré Lad veufve et chevalier quil
ont eu de sa récolte 1686 La quantité de Cinq^{te}
minots de bled froment, de vingt minots de petit poix
16 Minots de bled et les poix a 30
livres cent minots davoine a 22#
cy 112# 5s

trente Quatre minots ()
 de parfait payment, ~~a raison de 40#~~
 Le tout Consommé au mesnage

~~Lesd parties~~

au grenier
 trente cinq minots ~~davoine~~, a neant
 bled mil 4 minots

Immeubles

premierement une maison de vingt un pied
 de longueur sur dix huit pieds de largeur
 de pieces sur pieces de bois cave de massonne
 chambre basse deux cabinets, le tout enbouffeté
 de planches, et les planchers haut et bas aussy
 enbouffetés, grenier, couverte de planches, ()
 Lesuns sur les autres, et La cheminée de massonne
 Plus une grange de quarente pieds de long
 sur vingt de Largeur entourée de planches et couvertes
 d'herbes ⁺, le tout ainsy qui se poursuit et comporte
⁺ et paille

Tiltres et enseignements

Concession de Claude Rimbault du 10 feb^{re} 1668
 Servant de tiltre a descarris paraphe par nous et
 cotté A

+ sur vingt

Concession a Jean descarris dit Le houx du
20^e Xbre 1679 pour continuation de quatre

arpents de front + au bout ()

St Pierre cotté et paraphé B

Concession de Jean descarris dit Lehoux
de trente arpens de terre (illisible)

St Joseph du 28 9^{bre} (illisible)

Concession pour Jean descarris
par Monsieur Labbé de (illisible)

1671 D

Vente de Concession par (illisible)

() Jean descarris, du 3 (illisible)

E

quittance pour Messieurs les Seigneurs des
cens et rentes qui ont peu Jusque

a Lannée derniere F

Marché entre Jean descarris et Jacques Cauchois

pour les maisons dud descarris en cette ville

pour deux ans qui ont commencé le premier

Jour de Lannées 1687 Signé cauchois

en datte du 3e 9bre 1686

Quittance du Sr Jean aubuchon de 63# Du

5 Novembre 1679 de Lacquis de Nicolas gaigné

Quittance par heurtubize audit descarris de douze

cens douze livres tournois 8 mai 1667

quittance de fonblanche marguillier de

treize minots de bled et sept minots de poix

en desduction de La rente due a l'Eglise du

22 mars 1678

()

[déchiré- Quittance du sieur] Bouat marguillier de huit

[déchiré- minots de blé] froment, et quatre minots

[déchiré - de poix pour la rente de l'] eglise, le premier novembre 1682

[déchiré- Quittance du sieur] cavalier marguillier pour huit

[déchiré- minots de blé] froment et quatre minot de poix

[déchiré- pour la rente] de Leglise du 26 avril 1683

[déchiré- Quittance] de Monsieur Segunot de huit

[déchiré- minots] de bled et quatre minots de poix du

premier may 1683

quittance du Sr pougnet de quatorze minots

froment et six minots de poix pour la rente

De Leglise du 30 Xbre 1678

Quittance de Pigeon pour treize minots de

bled froment et sept minots de poix 21 janvier

1675

ensuite dequoy les partyes sont convenues

Scavoir Lesd descarris et St. Omer assistés

desd estimateurs Leurs amis, que le dit

St.Omer jouira paisiblement de l'arpent de terre de

front que led descarris Luy a cy devant donné
 a La riviere St.Pierre et que tous les travaux
 Qui ont esté fait sur les habitation desd descarris ses
 beauxfreres Demeureront fait comme ils sont sans ()
 ny discussion de part et dautre, Car ainsy sont
 Convenus

Debtes de La [déchiré- Communauté]
 ou Succession susdite
 Pour les funerailles [déchiré- dud descarris]
 soixcente dix livres, cy [déchiré- 70#]
 pour le service du bedeau [déchiré-]
 () dix livres

Six livres pour six basses messes

~~a Jean du cas pour~~

pour sa facon du cerceuil

4#

onze livres en castor () anguilles chez

le Sr Renaud cy

11#

A Monsieur Le Ber est deub quatre

vingt onze livres six sols suivant le billet du Sr

() du 24 may 1687

Au regard De Larpent de terre de

ville ou sont construit des batiments lesd

Interesses heritiers promettant Entretenir a communs
 frais des reparations necessaires tant lesd batiments
 quemplacement de terre en ce qui sera necessaire.

Ce fait avons accordé le
 [déchiré] ce second juin gbj^e
 [déchiré] en la maison dudit descaris
 [déchiré] présence des sud partyes
 [déchiré] apres midy *Paul decari*

rchevallier

lamber leduc

Jeanne decarri

maugue

Ce quinze xbre gbj quatre vingt sept
 Les Srs Louïs chevalier Au nom quil
 procede au present Inventaire Paul
 descarris, Lamber Le Duc Sr de St omer
 declarent quil est deub par lad succession
 a damoiselle Lemoyne La somme de
 Cinquante huit livres et ont signé

rchevallier

Paul decari

lamber leduc

maugue

MAUGUE, C., 13.07.1689

Pardevant Claude Mague no^{re} Royal
 de LIsle de Montreal en La nouvelle france et
 tesmoins soussignes fut present Pierre Verrier dit
 La solay M^e charpentier demeurant en cette
 ville de Montreal tant en son nom que comme
 Luy faisant et portant fort de Roberte
 + gadois sa femme + Le contenu de ces presentes; sous
 Par laquelle Les renonciations requises des droit, toutefois et
 Il promet faire quantes ^H Ces presentes neantmoins _____, Lequel
 ratifier esd noms a reconnu et Confessé avoir Cedde vendu
^H L'autorizant et transporté a peyne et garantie a Jacques Cauchois
 des a present pour cet Marchand bourgeois de cette ville et Elizabeth
 effet Preudhomme, ~~elle~~ sa femme et fille de deffunt Louis
^X pour eux Preudhomme, et de Lad Roberte Gadois, a ce presens
 Leurs hoirs et acceptant ^X La quantité de quarente arpens de
 et ayans cause terre Complantée en bois debout, Ou Il y a seulement
 a toujours quelque arpens de terre desertée, scavoir deux de large
 sur vingt de proffondeur faisant moitié de quatre
^{^^} a Simon arpens de front sur pareille proffondeur qui composent
 guilory ^H a L'habitaon qui a esté cy devant concédée ^{^^}, et qui
 present aud^t appartient ^H ~~aud verrier par contrat des Seigneurs~~
 verrier par ~~de Lad Isle~~ Scize et située vers La Lac
 acquisition quil dit de St pierre, a prendre lesd^{ts} deux arpens sus
 en a fait de Luy Ceddes du costé Et Joignant La terre de Descarris
 conjointement quitte des arrerages desd cens et rentes Jusques a
 avec sad^e feme ce Jour, qui sont un minot de bled froment, et
 vingt sols pour chacun an, mesme quitte de toutes
 debtes charges et hypotheques quelconques, ainsy
 quil a dit et affirmé, avis au contraire & En
 fournir aux peynes du stellionnat ^{HH} cette cession
 transport et delaissement fait pour et moyennant
^{HH} Sinon des Cens et rentes pour Ladvenir

^H et les quitte
et tous autres

☞ Lad somme de
trois cens livres
led verrier
a presentem^t
deslivrer une
grosse et coppie
des tiltres de
propriété de
Lad terre
auxd acquerieurs

La somme de trois cens Livres, que led verrier declare
avoir Receu avant ce Jour dud Cauchois et sad femme
en argent et marchandises dont Il se tient pour
content ^H, et outre en Consideration des faveurs
et honestetes que lesd Cauchois et sad femme Luy ont
toujours tesmoigné, ce qui La obligé de Leur faire
un prix raisonnable de La dterre sus mentionnée qui est
Car ainsy &ce fait led verrier esd noms vray acheteur
et possesseur lesd Cauchois et sa femme Leurs hoirs &c desd quarante
arpens de terre Leur Ceddant tous ses drois noms raisons
et actions pour cet effect, Dessaisissant &ce des maintenant &ce
voulant procureur Le porteur &ce Renoncant &ce
fait & passé aud montreal en Lestude du no^{re}
apres midy Le treize Jour de Juillet gbj^e quatre
vingt neuf presence de Pierre Cornillier et de
Michel charpentier praticiens tesmoins sousignes
avec les partyes et no^{re} dix mots retures denulle
valleur pierreverrier
PCornellier LCauchois
Charpantier
Maugue

aujourd'hui quinz^e Juillet gbj^e quatre vingt neuf
apres midy est Comparu pardevant les no^s et tesmoins
soussignes Roberte gadois femme de pierre verrier La solay
de luy suffisamment autorisée pour Leffect des presentes Laquelle
apres la lecture du present Contract fait par led no^{re} et delle
bien convenu et attendu a consenty part et entier quil ayt sa
forme et vertu et quil soit ____ en tout ce quil contient Suivant
Sa forme et teneur, quittant Solidairement avec sond mary led Sr Cauchois

de La somme y exprimée ~~et de tout~~ acquiescant a toutes les
autres clauses y mentionnées, fait presence des sieurs Jacques Le
Moyen et francois Bleau deemurans aud Mntreal
tesmoins soussignés avec ledit no^{re} et ledit Sr Cauchois Ladite Roberte
Gadois declare ne scavoir ecrire ny signer enquis suivant l'ord^{ce}
Lemoyne Cauchois

Maugue

ADHÉMAR, A., 20.03.1690

Pardevant Anthoyne Adhemar
 no^{re} et tabelion de Lisle de montreal
 Residant a ville marye et tesmoingts
 enfins nommez furent pnts En leurs personnes
 honnoré dasny dit Letourangeau Charpentier
 paul michel et louis descarris freres, lembert Leduc
 Jean leduc, Joseph leduc freres, Raphael
 beauvais,

Lesquels ont dit que messieurs Les seigneurs de cette
 Isle Leurs auroient donné et Conceddé des Concessions
 au lieu de la Riviere St pierre en Cette Isle voisines
 de la Riviere St pierre et proche du Moulin a Eau
 que mesd sieurs les seigneurs y ont fait Construire
 pour linsterest du Roy et du publiq Sçavoir aud
 dasny Cinq arpents de front tenant d'un Costé
 avecq terres des pauvres de lospital de cette ville
 Et dautre part avecq terre de pierre verrier
 dit la sollaye, aud descarris freres trois
 arpents de front a Eux appartenante par le deces
 De Jean descarris leur pere tenant dune part a
 Lambert leDuc dau a Sr Jacques Cauchois ^H tenant
 dune part avecq lesdits descarris freres dautre part
 avecq Jean Leduc son frere, ledit Jean Leduc
 fils trois arpents de front joignant lad Riviere St
 pierre Sur ledevant, les deux aut. Costes avecq
 terre de lambert et Joseph Leduc ses freres
 aud Joseph Leduc aussy trois arpents de terre de front

^H lamber LeDuc
 trois arpents de
 front Sçavoir un
 quil a Eu de deffunt
 Jean descarris son
 beau pere & les deux
 aut a Luy app^t par
 tiltre de Concession
 a luy fait

tenant sur ledevant avecq lad Riviere
 St Pierre, dune part avecq led Jean
 Leduc, et dautre part avecq Raphael
 bauvais, et led bauvais () aud lieu
 de la riviere St pierre quatre arpents de
 terre de front tenant sur ledevant
 avecq lad Riviere dun Costé avecq led
 Joseph leduc, et dautre part avecq
 terres de pierre hurtubize

Toutes lesquelles Concessions aboutissant a la
 Riviere dite St pierre Sur laquelle Led moulin a
 Eau Est Construit auquel mesd Sieurs les Seigneurs
 ont fait faire une Chaussée par le Moyen de laq^{le}
 Lesd Concessions Sont Innondées En parties
 ce qui les enpeschent de jouir de leurd Concession
 suyvant et au desir De leurs contrats de Concession
 et sur la Requete que Messrs françois dollier de
 Casson un des prestre du Seminaire de St Sulpice de
 paris Superieur du Seminaire dud ville marye
 Representant Mesdits Sieurs Les Seigneurs de
 Cette Isle auroit présentée a Monseigneur lintendant
 tendante Entre autre à Ce quil luy plut
 Reiglée et examinée les differends quy pourroient
 pour Raison de ce naistre par la suite, et dordonner
 que lesd lieux quy peuvent Incommoder soroient
 veux et visittes et Estimes par deux bourgeois et deux
 anciens laboureurs de Cette Ville et que lesd abittans
 seroient Remplaces au bout de leurs Concessions sil sy
 trouvoit de la terre appartenante a mesd sieurs les

seigneurs Et En Cas quil ne se trovast pas
 de la terre pour les Remplacer mesd sieurs les
 seigneurs payeroient leurs terres suyvant
 Lestimaon et prisées qu'en seroit faite par ~~lesd~~
 lesd deux bourgeois et deux laboureurs avecq
 deffances ausd habittans de travailler sur les
 terres quy sont en Environs dud moulin à peyne
 de perdre leur travail au bas de laquelle Req^{te}
 est lordonnance de mond seigneur Lintendant
 du 4^e Jour de septembre 1688 par laquelle
 Il ordonne que tous les particuilliers quy ont
 Intherests dans les Emplacements En question
 seroient tenus de Comparoistre ~~devant~~ pardevant
 Luy, laquelle Requeste et ordonnance mond sieur
 dollyer aud nom fit publier et afficher à la
 porte de leglise paroissiale de cette ville par le
 sergent quesneville le dimanche Cinquiesme dud
 mois de septembre de lad année 1688, En Conseq^{ce}
 de laquelle publicquaon et sur la Comparuon
 que mond sieur dollier avecq la plus saine
 et meilleure partyes desdits Intheressés
 furent devant Mond seigneur Lintendant
 quy apres les avoir ouys ordonna quil seroit
 Incessamment proceddé par les sieurs Leber
 Charron et dupré quil auroit ~~trouvé~~ nommés a Cet
 Effait a la prizée et estimaon des terres quy ont
 Estés prisées En Conformitté de Ce quy est
 porté par lad Req^{te} Sy dessus Et només a pres
 quoy le prix quy Reviendrait a Chacun
 particulier leur Seroit payé sans autres
 ordonnances ny Reglement que Ce quy seroit
 arresté par lesdicts sieurs Leber, Charron
 & dupré Estant ladicte ordonnance au
 bas deladicte Requeste En datte du onziesme

Jour doctobre de ladicte année 1688 En
 Execuon de laquelle ordonnance mond
 sieur dollier se seroit transporté a lad
 Riviere S^t pierre Sur les susd Concessions
 Avecq led sieur Charron Nicollas barbier
 Et Charles barbier laboureurs faisant
 pour les sieurs Leber et dupré quils avoient
 Priés daller a leur place, et le sieur catalogue
 Juré arpanteur En ce pays lesqueles apres
 quils Eurent veu et vizitté la Concession de
 Lhospital et celle dud dasny quy y aboutissent
 a lescluse et () qua fait lad Chaussée
 dont fut dressé procès verbal par lesd
 sieurs catalogue En datte du vingt septiesme
 febvrier ~~dernier~~ La plus saine et
 meilleure partyes desd habittans
 Intherestes suppliant tres humblement
 Mond sieur dollier davoir pour agreable
 quils Jouissent dhuy En avant de leursd
 Concessions suyvant la teneur de leursd
 Contrats a la Charge quils souffriroient
 Sur Icelle avecq plaisir les Innondations
 des Eaux Causées par lad Chaussée et
 moulin ou autres quy y pouroit faire
 faire par la suite, et amesure que les Eaux soit ^
 se Retireront Ils Jouisoient de leursd terres
 Sans pretendre aucuns dhommages
 ny Intherests a lencontre de mesd sieurs Les
 seigneurs ny faire sur Icelles aucunes levées
 ou fossés quy peussent nuyre ny prejudicier
 a lad Chaussée et que lors que leurs terres seroient
 Innondées Ils payeroient les Cens et Rentes
 seigneurialles pour de mesme que sy elle

^quelles Innonderont
 ou quelles

ninmondoront pas Conformement a leur
 Contrat de Concession et après que mond sieur
 dollyer leur Eut offert plusieurs foyes le
 Remplacement ou le payement desd terres
 Conformement a lad Requête sy dessus
 Esnoncées et que lesd Intheresses persistoient
 a la suplice () leursd offres Il sy
 accorda et Convinrent d'en passé acte
 Pardevant No^{re} a la premiere Requion
 Cest pourquoy lesd dasny, descarris
 freres lembert leduc, Jean et joseph leduc
 freres Raphael bauvais.

faisant tant pour Eux que pour leurs hoirs
 Et ayans Causes aladvenir
 de leurs bons gres & volontes ~~ont~~ déclarent
 qu'ils ont Renoncé et Renoncent Chacun Endroit
 Soy a tous les dhommages et Intherests qu'ils
 pourroient avoir et pretendre Contre mesd sieurs
 Les seigneurs pour les terres a Eux conceddées
 quy pourroient Innonder tant par lad Chaussée
 desja faicte que Celles qu'on y pourroit~~ent~~
 faire faire par lasuite A la Charge qu'ils
 Jouyront de leurs terres Chacun a son Esgard
 a feu et amesure que Les Eaux Se Retireront
 de dessus Icelles, offrant de payer les Cens et
 Rentes Seigneurialles Conformement a leurs
 Contracts quoy que leursd terres Innondent #
 déclarant Chacun a son Esgard qu'il ne
 sera faict par Eux ny autres de leur part,
 Sur leursd terres aucunes levées ny fossés
 quy puissent nuyre ny prejudicier a lescluze
 et susd chaussée déclarant ne pretendre
 En facon quelconques aucuns Remplacements

ou NInnondent
 pas

au bout de leur Concession ny payement
 de la terre qui pourroient Innondée a Cause
 de lad Chaussée et ont Renoncés et renoncent
 Chacun des sus nommes Endroit soy a lord^{ce}
 de mond Seigneur lintendant dud Jour onziesme
 octobre 1688 La teneur de laquelle Ils ont
 dit bien Sçavoir Et a ce presant
 mondit sieur dollier aud nom assisté de
 M^e mathieu Renuyer un des Ecclesiastiques
 dud seminaire de S^t Sulpice de paris Et
 Esconome du seminaire de Cette Isle quy
 a ~~accepté~~ La priere desdits dasny
 descarris freres, Les ducs freres, bauvais

Accepté leurs offres et declaration quil
 viennent de faire sy dessus et a au nom
 quil procedde a Renoncé et renonce a la
 susd ordonnance de mond sieur lintendant
 dud Jour onziesme ~~novemb~~ octobre 1688
 a leur Esgard seullement et pour leurd
 concessions sy dessus limitées et Confrontées
 Se Reservant mond sieur dollier de faire
 En retirer la susd ordonnance a lencontre des
 autres habittans Intheresses et non
 Compris ny nommes au presant acte
 quand et ainsy que bon leur semblera Car
 ainsy & promettant Chacun Endroit Soy
 & obligeant & Renoncent & Faict
 & passé En l'une des salles du seminaire
 de ville marye lan mil six cens quatre
 vingt dix le Vingtiesme Jour de Mars
 après midy En pnce de Jean quesneville
 Et George pruneau tesmoingts

demeurants aud ville marye sousignes
avecq mond S^r dollier Led sieur Renuyer
Et Lesd Jean et Lembrete Leduc paul descarris
Et Raphahel Beauvais
Les autres susnommes ont declares ne Sçavoir
Ecrire ny signer # après lecture faicte
suyvant lordonnance # de Ce Interpelles
Approuves Mots et rature de Nulle
valleur
Jean Le duc Paul decari
Raphael bauvis Lanber Leduc
fran. dollier p^{re} ind.
Ranuyer
Gpruneau JQuesneville
Adhemar no^{re}

MAUGUE, C., 14.05.1690

Pardevant &c furent presens en Leurs personnes,
 Paul descarris habitant de cette Isle, dune part, et Michel
 et Louis descarris, dautre part, tous fils de deffunt Jean descarris
 aussy habitant de Lad Isle, Lesquelles partyes, ont fait
 entre'elles les eschanges, permutterations, cessions, et transports qui ensuivent
 Sçavoir que ledit Paul descarris, Cedde et transporte des apresent
 Et du consentement de marie heurthebize sa femme ~~ainsy qu'il~~ de luy autorisée
~~a dit~~ promettant La faire Ratifier ces presentes, Lors quelle sera
 en age, et neantmoins tenant, Ausd Michel et Louis
 descarris ses freres, tous ses drois et pretentions qu'il peut avoir
 a Luy appartenans et qui pourront cy apres Luy appartenir de
 Sa part et portion Contingente, Sur L'habitation, ou Ils sont a
 present demeurans, et qui Leur est escheu par Succession de
 deffunt Leur pere et qui pourroit Leur escheoir de Marie
 Arthur Leur Mere, de L'habitation Seulement, Size a S^t
 Joseph, Contenant trente arpens en tout avec tous les logemens
 qui sont dessus et tout ce quelle peut Contenir pour Sa part, qui Luy peut
 et pourra cy apres Luy compter et appartenir en Icelle, Size entre
 Les heritiers de deffunt heurthebize et henry perrin, toutefois
 Ledit descarris se reserve a demeurer et Jouir Conjointement avec
 eux de sa part de Lad habita^{on} Comme eux de La terre, jusques a ce que
 Les Etablissemens des habitations, pour y demeurer soient libres
 et hors des risques de Laguerre, et pour et en contrechange
 Lesd michel et Louis descarris, Ceddent et transportent par
 ces mesmes presentes ausd paul descarris Leur frere, La part
 et portion quils peuvent avoir a eux appartenans de la
 quantité de Six vingt arpens de terre, tant en labour que bois
 debout Size vers le Lac ou riviere S^t Pierre, Joignans la
 terre du S^t omer d'un costé de Lautre La terre de Lasolay
 Jusques a vingt arpens de proffondeur, et au bout Celle de michel
 descarris, Commançant trois arpens de Large Sur quarente
 de proffondeur, Sur quoy led paul descarris en a le tiers qui est
 quarente arpens, partant, La part desd Michel et Louis estant
 aussy de quarente arpens chacun, qu'ils Ceddent Comme dit
 est, Chacun en droit Soy et conjointement par Sollidité entre'eux aud
 Paul descarris ^H au moyen de quoy le D^t paul descarris outre le transport
 mentionné cy dessus de Sa part contingente de Lad^e habita^{on}
 qui sont dessus et le tout comme Il se comporte sans reserve aucune

H

avec tous
 les batimens
 et materiaux

de Lasolay
et du tourangeo

ne pretend aucune chose Sur les six arpens de front qui sont au bout
~~de St Joseph, tant meubles & Immeubles~~, Ce faisant les dites
terres Contreschangées et permittées demeureront garenties
L'une de Lautre, et en Jouiront esgallement En commun Comme
Ils ont fait Jusques a present Jusques a ce que lon ayt libté
des establir Comme dit est hors des risques de La guerre
Car ainsy &c et outre Lesdites partyes ont
dit et declaré quilz avoient partagé, entre eux certains
bestiaux de La communauté a eux trois ~~consistant~~ qui
Sont quatre boeufs, trois vaches, desquels bestiaux Consentent
unaniment tous les trois que led paul descarris prendra
deux boeufs pour Sa part Lun chastain lautre nommé bruns
et les plus Jeunes, Les deux autres, appellé Lunes et Joly, A
Michel descarris, et prendront chacun une vache des trois, et au
regard dud louis descarris, ~~Il consent de~~ Lesd paul et
michel consentent quil prenne Les deux chevaux quil a amené
des anglois sans quilz y pretendent aucune chose, et
pour tout ce que dessus, lesd paul Michel et Louis descarris
demeureront respectivement quittes ~~quittes~~ Les uns envers les autres
pour Les Clauses cy dessus enoncées, Scavoir sans autre
retour de part et dautre pour lesd terres et bestiaux, Car
ainsy &c accep^t \ominus dessaisissant chacun en droit soy, transportant Obligeant &c Ren^t
fait a montreal estude du No^{re} apres midy ce quatorz^e
may gbc^e quatre vingt dix presence des sieurs Louis
chevallier un des sindic de ce Lieu et Michel charpentier patr^{en}
tesmoins y demeurans et sousignez avec les partyes
et no^{re} dix mots raturez de nulle valeur \ominus de part et
dautre pour toujours

Paul Decari

Michel descarie

Louis des Carris

Lchevallier

Charpentier

Maugue

no^{re}

ADHÉMAR, A., 11.01.1691

11 jan 1691 Pardevant Anthoine Adhemar ~~no~~^{re}

Et Jean ~~& tabellion~~ # de lisle de montreal residant a
 Baptiste pottier
 no^{re} villemarie & tesmoins en fin nommés

Furent presents en leurs personnes Messire

^^ acisté de Messire françois Dollier de Casson un des prêtres du
 françois de Seminaire de S^t Sulpice de paris Superieur du
 Belmont ptre Seminaire de ville marie & procure de Messire
 & missionnaire Louis Tronçon p^{re} Superieur des Messieurs Les
 des Sauvages de la Mission de la Ecclesiastiques dud Seminaire de S^t Sulpice de
 montaigne pres Cette ville ~~HH~~ paris Seigneurs & proprietaires de Lad Isle
 & Mess^{re} Leonard de Chaigneau de montreal & lieux en deppendante ^^ d'une part
 ptre oeconome Et Claude Garrigue habitant de La Chine en Cette
 & secretaire de Isle de pnt en Cette ville faisant tant pour Luy que
 Mesd Sieurs les Comme Ce faisant ~~fait~~ fort de Thiennette Alton Sa
 Seigneurs femme cy devant veuve en pre^{es} nopces de marin

~~HH~~ de Messire hurtebise & En Seconde noces de barth Vinet
 Pierre Remy dit Larente par Laquelle Il a Promis faire
 ptre & curé de La & ratiffier & avoir agreab^e tout le Contenu au pnt
 Parroisse de S^{ts} contract & a La Garentie de tout Le Contenu En
 Anges de la Chine Icelluy La faire obliger Solidaire^t avec Luy
 en Cette Isle ~~Solidaire^m~~ aux renonc^s a ce requises & En
 fournir Letres valables a Mond Sieur Dolier
 de Jour en Jour ~~chuy~~ Au seminaire de cettet
 ville de ville marie pourquoy faire Led
 Garrigue La des a pnt autorisée & autorisée
 & autorise Lesquelles parties ()
 Mond Sieur Dollier que les Sauvages ayant fait
 un village a la montaigne deffunt marin
 hurtebise quy avoit une habitaon En Environs
 appelé La haute follie quy aboutit aux terres
 desd Sauvages En Lannée mil six Cent quatre
 vingt trois Lespace quy estoit Entre Le
 desert Des Enfants dud deffunt hurtebise

longtemps
auparavant

& les deserts desd Sauvages Estoient En bois
debout & fredoches , Monseigneur de la Barre
Lors Gouverneur En Ce pais Sestant transporte
Sur Les Lieux Juges a propos quil y Eut
une Libre Communicaon dud village En cette
ville pour Ce rendre En peu de temps de L'un a
Lautre & Sentresecourir en Cas de Guerre
Et ordonna ausd Sauvages dabatre Les bois
quy estoient entre Leursd deserts & Ceux
de Lad Alton & de ses Enfans delle & Dud deffunt
hurtebise & leur donna En recompanse La
terre quils desfricheront & Sur Le Champ en
distribua a quatre familles Sauvages dix
arpents de Celle de lad alton & Sesd Enfans
& dud hurtebise a Condion que Mess^{res} Les Seig^{rs}
Leur Remplaceroit ailleurs autant de terre
Ainsy quest plus au long porte a Lord^{ce}
que Mond Seigneur de La Barre en donna
Le Seiziesme Jour de Juillet de lad annee
mil Six Cens quatre vingt trois Lad
alton ~~ayant~~ quy avoit Convole en Secondes Noces avec
Led Barth Vinet dit Larente # Led vinet
~~Les~~ auroit vouleu Empacher ~~de Jouir~~ Les
Sauvages de Jouir de Lad terre & mesmes de Celle
quils avoient desfrichée Led Messire francois
de Bellemont ptre & missionnaire des
Sauvages dud village de La Montaigne
Auroit fait assigner Led vinet pard^t M^e
Le Baillif de Cette Isle Lequel auroit par sa
sentence du 25^e Jour de 9^{bre} aud an 1683
au desire & Conform^t a lord^{ce} de Mond Seig^{re}

de la Barre fait deffence aud vinet de
 troubler nu Inquierter Lesd Sauvages en la
 pocession & Jouissance desd dix arpents de
 terre A peyne de vingt Livres damande
 & En Joint de Nommer des Experts pour
 Estimer & juger du Lieu & remplace^t
 que Mond S^r Dollier Leur devoit faire
 conform^t a lad ord^{ce} Et par La transaction
 passée Entre Mond S^r Dollier & Led
 vinet pard^t M^e benigne Basset no^{re} Le
 vingt^{me} Jour de Juin 1684 Il fut convenue (?)
 Que La quantité de dix arpents de terre
 quy avoit este donnees ausd quatre familles
 Sauvages estants de Celles de Lad Alton & de sesd
 enfans Mineurs & dud hurtebise Sçavoir
 deux arpents de ~~front~~ profondeur aboutissant
 aux terres desd Sauvages de lad montaigne
 Sur Cinq arpens de Large apres que lesd
 quatre familles Sauvages Leurs hoirs &
 ayants cause Les auroient Abandonnees
 Comme Ils ont accoustume de faire Lesd
 dix arpents demeureroient propres a lad
 alton Sesd Enfans & Leurs ayants cause
 pour en faire Comme bon Leur Sembleroit
 Sans estre tenus de payer ny Rembourcer
 aucune Chose que Les Cens & rentes
 Seigneurialles ensuite auroient
 Convenu d'experts pour visiter priser
 & Estimer La valleur & quantite

de terre que mond S^r Dollier devoit Remplacer
 par un nombre darpens en bois debout proche
 Lad Montaigne Sans Nuire aux terres desd
 Sauvages Et Sur Le rapport desd arbitres
 Mond Sieur Dollier donna aud vinet pour Lad
 alton & Les Enfans dud deffunt hurtebise, ~~par Leur~~
~~replante Lesd dix arpents~~ La quantitte de
 Seize arpents de terre Complantee En bois de
 hautte fustaye pour Les remplacer desd dix
 arpents donnez Ausd quatre familles
 Sauvages Scittuez En Environs de Lad
 montaigne tennant d'un Costé aux terres
 des Dames Religieuses hospitalieres
 de Cette ville des ^{deux} aues Costes aux terres desd Seig^{rs}
 & dautre part aux hoirs de honnoré dasny
 Et Lad Alton ayant Convole en troisiemes
 Noces Avec Led Garrigues Lequel Sans aucun
 fondement Inquiette tres mal a propos
 Lesd Sauvages veut retirer Lesd dix
 arpents de terre pocede Par Lesd Sauvages
 Ce quy ne Ce peut par ce q. Mond S^r Dollier En
 adonne Seize arpents complantes en bois de
 haute fustaye & Sur Lesquels Ils y ont
 fait plus de douze a quinze Cour Cordes de
 bois quils ont vendues plus de Sept a huit Cens
 Livres quy est Incomparablement plus q
 ne valoit & nont Jammais Vallu
 Lesd dix arpents Sans Compter quils ont Le
 fonds de la terre quy est tres bon dailleurs

dud jr 25^e 9^{bre}
1683

que mond Sieur Dollier est fonde en ~~telles~~
L'ordonnance de Mond Seigneur De La Barre
Sentence dud S^r Baillif & en Lad transaction
Et par Led Garrigues aud nom A este dit
que Lesd dix arpents de terre que pocedent Lesd
Sauvages appartiennent a Sad feme & enfans & desqls
Il pretend Jouir Cest a dire de La moitie & quil
Sest porte pour appellant de la Sentence dud S^r
baillif # par acte reçu par M^e Claude maugue
no^{re} Le xj^e 8^{bre} dernier Lequel appel Il auroit
~~fait~~ relevé au Con^l Souverain Et En vertu de
Larrest aposé au bas de La req^{te} pntée En
Icelluy en datte du 25^e 9^{bre} dernier Il auroit
fait assigner Mond S^r Dollier aud Conseil
au Lundy Sixiesme febvrier prochain
Surquoy Les parties estoient en voye dentrer
en plus Grand proces pour a quoy obvier &
aux frais & despens Lesd parties Ont
Convenu & accorde ainsy quil En Suit
Cest a Sçavoir que Led Garrigue tant
pour Luy q pour Lad alton Sa feme a Laq^{le}
Il promet fe agreer & ratiffier ces pntes Comme dessus
A Baille, Cedde, quitte, transporte & delaisse
par Ces pntes des mainte^t a ~~aud a tous jours~~
tous Jours promis & promet aud nom
Garentir de tous troubles dettes hypoteques
& aues Empech^t Genneralle^t quelconques
A Mond Sieur Dollier Ce acceptant pour Luy
Ses Successeurs & ayants Cause Toutte
La terre quil a & Luy appartient aud Nom

^^ adhemar Lun
desd

& deClare quil
renonce aud
nom a rentrer
sur Iceux apres
que Les Sauvages
auroient quitté
Icelles Ainsy q^l est
porte par La
sused transaon dud
Jour 20 Juin 1684

aud Lieu de La haute follie Joignant Mond S^r lesd
~~Bellemont~~ sauvages & telle quelle est Eschue a lad
alton Sa feme par Les partages faits
avec Les Enfans dud deffunt marin
hurtebise & d'Elle passes devant ^^
no^{re} Sused & Soubs^{ne} le Sixiesme Jour davril
1690 Comme aussy Cedde & delaisse aud Nom
A mond S^r Dollier La moitie des dix arpents
de terre que pocedent^{oient} Lesd quatre familles
Sauvages # Ensemble La moitie desd Seize
arpents de terre donnee par Mond S^r Dollier
a Lad alton & ses Enfans pour ~~laterre~~
Remplace^t des Sused dix arpents que Lesd
Sauvages () Le tout ainsy quil Ce
comporte & Estend^t de toutes parts de fonds en
Comble a Lad alton App^t a cause de La Com^{te}
quy a esté Entre Led deffunt urtebise
& Lad alton estant En la Censive de Mesd S^r
Les Seigneurs Et pour & En Contreschange
de Ce Mond S^r Dollier a aussy baille Cedde
quitte, transporte & delaisse par Ces pntes
des mainte^t a tousjours & promet aussy
Garentir de tous troubles dettes hypoteques
& empechements generale^t quelconques
aud Garrigues aud nom ce acceptant pour
Luy Ses hoirs & ayants Cause une Concession
Scize au Lieud^t La Chine de La Contenance
de Soixante arpents de terre En trois de

front Sur vingt de proffond^r tennant d'un
 bout Sur Le devant avec Le fleuve S^t Laurens
 daue bout par derriere terres non Concedeas
 d'un Coste avec terres de jean Micheau dit La
 franchise Avec Ses appartenances & deppendances
 & ainsy quelle Ce poursuit & Comporte q led
 Garrigues aud nom a dit bien Scavoir & Cognitoistre
 pour Lavoir Souvent vu & visittée dont Sen
 Contente, Laquelles Concession appartenoit cy
 devant a pierre barbary pris ou tué par Les
 Irokois estant En la Censive de La Seig^{rie} de
 cetted Isle & envers elle Chargée de trois
 demy minot de bled pour Lesd trois arp^{ts}
 de front & Six deniers de Cens pour chacun arp^t
 de Supperficie pour toutes & Sans aues
 dettes hipoteques ni redevances quelconques
 Pour desd heritages cy dessus Eschanges
 Respectivment Jouir par Lesd parties
 de part & dautre & En faire & disposer
 a Leurs plaisirs & volentes Comme de
 chose Leur app^t a Juste tiltre a Commancer
 Lad Jouissance de Ce jour En avant & a
 tous Jours Cesd Eschanges Cessions &
 dellaissements faits aux charges que led
 Garrigues aud nom Sera tenu de paier
 Les cens & rentes seig^{lles} de la Concession dhuy En avant Et
 ne Sera tenu de payer aucuns Arrerages des Cens &
 Rentes Seig^{lles} que Les Immeubl Quil dellaisse
 A mond S^r Dollier peuvent devoir ~~desquels~~

laquelle some
de sept Cens Livres
est La valleur de
Lad habitaon Et
en cas que Led
Garrigues y fasse
des travaux
& ameliorations
Led barbary ou ses
hers Les payera
aud Garrigues
dequoy M^r Dollier
Luy repond

Du passe Jusques a Ce Jour desq^{ls} arreyrages
mond S^r Dollier L'a quitte & quitte Jusques a Ce Jour
Est Convenu Entre Mond S^r Dollier & Led
Garrigues aud nom quen Cas que Led barbary
Ou son hers revinsent des Irokois ou
daus Endroits Led garrigues aud nom sera
tenu de Leur remettre Lad Concession & aud
cas Mond Sieur Dollier promet de créer &
~~Crée~~ & Constitue Comme Il ~~La~~ une Rente annuelle Constitue par ses
pntes La somme de trente Cinq Livres de Rente
annuelle que Mond S^r Dollier promet & soblige
de bailler & payer aud Garrigues aud nom
tous les ans a Commancer Le premier pay^t
un an du Jour que Led barbary ou ses hoirs
Le feront deguerpir & ainsy Continuer
dan en an a perpetuitte paia^{le} en Cette
ville Lesq^{les} trente cinq Livres de Rente
Seront rachaptable a tous Jours quand bon
Semblera a Mond S^r Dollier & a ses successeurs
& ayants cause en payant La Somme de Sept
Cens Livres en un Seul payement #
Declarant Led Garrigues aud nom quil a renonce
& renonce aud accord dud Jour vingt^e
Juin 1684 & a toutes Les Clauses y Contenues ##
Transportant tous droicts respectivement
de part & dautre desaisissant L'un au proffit
de Lautre & Et ont promis Lesd parties
de Ce remettre en Leurs mains & possessions
Leur tiltres & papiers Conservant La
propriette & possession desd heritages cy dessus

Eschanges Car ainsy & promettant &
 obligant & rennonsant & fait & passé
 aud ville marie En une des Salles du Sem^{re} delad ville
 Lan mil Six Cens quatre vingt onze Le onsiesme
 Jour de Janvier avant midy ~~En pnee~~

~~tesmoings dem^t~~

~~aud ville marie sous~~ ~~mes~~ avec Mesd S^r Dollier
 re sousignes avec Lesd Remy de Chaigneau
 de Belmont & no Led garrigues a deClarer ne Scavoir
 Signer de ce Interpelle apres Lecture faite suivant
 Lord^{ce}
 Approuve trente Cinq mots en Rature de Nulle
 valleur & vingt deux mots En Interligne bons.

& ont Lesd parties volon, Consentu & accordé q
 toutes procedures par Elles faictes pour raison de Ce q
 Dessus soyent estaintes & assouppies & de ne ce
 fe d'hores en avant aucunes demandes po raison de ce
 & ce quy endeppen^t direct^t ny Indirectement
 aucunes demandes

fran dollier prte remy curé de la chine
Chaigneau

Debelmont pre Adhemar
JB Pottier

Exp à M^r de Belmont

Et Le Douziesme des dits mois et an est Comparue
 Ladicte Estienne alton pardevant Le Dict Pottier
 L'un Des Dits nottaires cy dessus nommes, femme
 dudict Claude garigue, Nomme en L'acte cy Devant
 transcript Laquelle en La presence dudict Garigue
 son dit Mary pour ce Comparant qui la Dabondant
 autorisee en cette partye apres lecture a Elle
 presentement faicte mot a mot par Moy Nottaire
 sous signé du sus dict acte quelle a dict avoir

avoir bien Et au long Entendu de Son bon Gré
 pure, franche Et libre volonté, a dict Et
 déclaré quelle avoit et a ledict acte pour
 agreable Et par ces presentes la ratiffie
 aprouvé et Confirmé, veut, Consent Et
 accorde quil vaille, tienne, aye lieu Et
 sorte son plein Et Entier Effet Selon Sa forme
 Et Teneur promet Lentretenir et accomplir
 et a la garantye des heritages Contreschanges
 par Iceluy, charges, Clauses Et Conditions y
 Contenues, la dicte Estiennette alton sest aussy
 par ces dictes presentes d'abondant obligée Et
 oblige Solidairement avec ledict Garigue Son
 Mary Sans division Discution ny fidejution
 renonçant aux dits benefices ~~Mondit~~
 envers Mon dit sieur Dollier aussy y
 denommé a ce absent et ce acceptant et stipulant
 pour Luy moy dict Nottaire Dont &
 Promettant & obligéant & renonçant & faict
 et passé a Lachine apres midy es presence
 d'André Rapin Et de vincent Jean demeur^t
 au dict Lieu tesmoins Demeurants au dict lieu
 Delachine qui ont signe avec ladicte alton
 et Nottaire apres que ledict Garigue a déclaré
 ne scavoir signer de ce enquis apres lecture
 faicte suivant Lordonnance aprouvé un mot en
 rature de nulle valleur // en cette minute qui demeurera
 vers Ledcit adhemar pour y avoir recours en cas et
 besoing *J rentte alton andré rapein*
vincent jean

JB Pottier

Pard^t Anth Adhemar No^{re} Royal de la Juion de Lisle de montreal & temoins

& monnoye
assiste de M^{re} Leonard
Chaigneau un des

En fin nommes fut pnt Sieur Jean quenet mar^t Chapellier dem^t En Cette
ville Lequel En vertu des pouvoirs quil a des Choses des deffunts hurtebise &
vinet La Rente par les Accords & Conventions Entre Eux passes pard^t Led
No^{re} Soubs^{ne} Le seiziesme avril der a reccognu & Confesse Avoir recu Comptant
En cartes # de Mond S^r Dollier desnomme au Susd Contrat ## par mains de M^e.
~~Jean francois Donnay~~ un des Ecclesiastiques du seminaire de Cette ville a ce
pnt & acceptant La Somme de Sept Cens Livres pour Le Sort principal &
Rachapt de La rente de trente Cinq Livres Constitué aud deffunt Claude Garrigues
& a lad Thiennette Alton Sa femme par Le Sus Contrat
et constitue cy devant escrit quy demeurera Nul resolu & Comme
Non fait ny passe a lesgard de Lad Constitution desd trente
Cinq Livres de rente Seulle^t Le Surplus Sortira Sa force & teneur
Comme aussy Led S^r quenet declare Avoir Recu La somme de
Cinquante deux Livres dix sols pour Les arreyrages d'une Annee &
demy de Lad rente dubs du passe Jusques a ce Jour Dont & du
tout Il a quitte & quitte Mond S^r Dollier & Tous autres promettant
Led S^r quenet En cas que Mesd S^{re} Les Seig^{rs} fussent recherches et
Inquiettes tant pour Lad somme Capitalle de Sept Cens Livres q
SUSD Cinquante deux Livres dix darreyrages de Lad rente den Indamniser
Lesd Seig^{rs} A peyne de tous despens dommages & Intherests
Car Ainsy & pro^t & ob & renonc^t & fait et passé En une des Salles
dud Seminaire de ville marie Lan mil Six Cens quatre vingt
Seize Le quinsiesme Jour de May Apres midy En pnce des
Sieurs George pruneau & Charles varin praticiens
tesmoins dem^{ts} aud ville marie Soubs^{nes} avec Led S^r quenet
Mond S^r Dollier Led S^r Chaigneau & no^{re} Suivant Lord^{ce}
aprouve sept mots En rature de Nulle valleur

fran dollier pre

Quenet

L Chaigneau

Cvarin GPruneau

Adhemar

MAUGUE, C., 25.04.1694

25 avril 1694

Marche entre francois
prudhomme et Jean La

Croix charpentier

Pardevant Claude Maugue no^{re} Royal
et tesmoins soussignez fut present en personne
Le sieur françois prudhomme bourgeois de montreal
d'une part, Et Le S^r Jean La Croix M^e charpentier
demeurant aud montreal dautre part, Lesquelles
partyes ont fait entr'elles Les conventions suivantes
Scavoir que led La Croix promet faire et Construire
pour led Prudhomme acceptant, une grange
de quarante pieds de Long et vingt pieds de Large
environ dix pieds de quarré, ensemble Le Comble
Convenable, Lad grange construit de Cinq poteaux
en terre a chaque Longpans un a chaque pignon
avec une grande porte du Coste que led bourgeois La
demandera, Les Sablieres dud ~~Comble~~ Comble et quarré
seront portées sur les quatre poteaux des quatre Coins
et quatre goussez aux quatre Coings, Le Comble
de Lad grange // il y aura deux pignons garnis de
planches sur les Colombages, aiguille antrais chevrons
arbalettes sur chaque ferme, cinq fermes (?) faits surfaits
croix de St andré boussez au dessouz des surfaits
La couverture de planches debout, tout le bois sera
fourny sur le lieu par led prudhomme, rond ou
escarry, A Commencer led ouvrage par led La Croix
Le quinzieme may prochain sans discontinuer a peyne

de tous depens dommages et Interests, Ce
marché fait moyennant La somme de Cent
Livres pour tous led ouvrage, payable a fur
et mesure des travaux, et La nourriture dudit
Charpentier Et des personnes qui Luy ayderont
sans autre chose fournir par led prudhomme
qui les susd Cent Livres et nourriture desd ouvriers
pendant tout le temps que Lad grange sera en
chantier a Laquelle led La croix travaillera sans
discontinuer, Car ainsy &c promettant &c
obligeant &c obligeant &c Renonçant &c
fait a Villemarie estude du no^{re} avant midy
Le vingt cinq^{me} avril gbl quatre vingt quatorze en
presence de francois chenier et françois guillory
tesmoins soussignez avec ledit no^{re} ledit prudhomme
declare ne scavoir escrire ny signer a cause de son
Incommodité, et led La Croix declare aussy ne
Sçavoir escrire ny signer de ce enquis Suivant lord^{ce} //

f Guillory

Maugue

no^{re}

ADHÉMAR, A., 12.07.1695

12 Juillet 1695
Concession
par M^e Dollier a
paul descarris

fut pnt Messire francois Dollier de ssCasson un des pretres du
seminaire de St Sulpice de paris superieur de M^{rs} Les Ecclesiastiques
du seminaire de Cette ville de ville ville marie & procure de Messire
Louis Troson pretre & superieur de Mess^{rs} Les Ecclesiastiques
dud seminaire de St Sulpice de paris seig^{rs} & proprietaires de lad Isle
de Montreal & au^{es} Lieux En deppendants, Assisté de Messire
Leonard Chaigneau aussy un des pretres dud seminaire de St Sulpice
oeconome & secretaire de Mesd Srs Les seigneurs Lequel aud nom A
volontairement Recognu & Confesse avoir baille, cedde, quittes
transporté & delaisse par Ces pntes a tiltre de Cens & rente foncieres
seigneurialles non rachaptable des maint^t & a toujours Avec droit de
Rettenue & subiette aux moulins de lad seig^{re} de Lisle de montreal
& au^{res} droits de banalitté Lesd Cens portant Lods & ventes saisines &
amandes quans Le cas y Echera & promet aud nom Garentir de
tous troubles & Empech^t Generall^t quelconques A paul deCarries
hab de Cette Isle dm^t en Cette ville a Ce pnt & acceptant preneur
& retenant aud tiltre pour Luy ses hoirs & ayans Cause a
L'advenir, Une Continuaon de Concession de La Contenuance
de trente arpents de terre complante En bois Scittuée a la Riviere
St pierre En trois arpents de front au bout & Joignant La proffond^r
de La Concession dud preneur sur dix arpents de proffondeur
tenant dun bout sur Ledavant au bout de La proffondeur
de La Concession dud preneur, dautre bout par derriere Et
dUn Coste du norddest aux terres de Mesd Srs Les seig^{rs} non
Concedées, Et dau^e part au surrouest aux terres de Lambert LeDuc en
partie, Et en partie aux terres de paul deroches, Pour de Lad
Continuaon de Concession cy dessus donnée & Concedée Jouir user
& prendre en toute propiétie par Led preneur sus hoirs &
ayant Cause ainsy que bon Lui semblera au moyen desd
pntes, sans pouvoir par Eux vendre donner Cedder ny
allienier Lesd trente arpents de terre ny partie En aucunes
mains mortes ny Communaute ny mettre Cens sur Cens
sans Le Consent^t expres de Mesd Srs Les seig^{rs} & sans q
ses pntes puissent Nuire ny presJudicier aux droits de Mesd Srs
Les seigneurs ny a Ceux dau truy Ce Bail ainsy fait
aux charges Clauses & Condions suivantes Scavoir de
travailler sur Lesd trente arpents de terre cy dessus
Concedes, Descouvrir Les deserts de ses voisins a feur &

H d'Une Rente
 fonciere seig^{lle}
 non Rachaptable

a mesure quil En seront Requis & quil sera Necessaire, Souffrir
 sur Lesd trente arpents de terre Tous Les Chemins que Mesd
 Srs Les seigneurs y Jugeront ^{neces}, Aud ^{seign} sera Loisi^e de prendre sur Lad
 Continuaon de Concession du bois de chauffage ^{por fr} Charpente & Ce dont
 Ils pourroient avoir besoin, mesmes den prendre du bois pour Lutilitte
 publique, Et oultre de paier par Led preneur ses hoirs & ayans
 Cause A Mesd Srs Les seigneurs & a leurs successeurs & ayans Cause
 en leur maon Seig^{lle} En Cette ville, a leur R_____ ou au porteur
 des pntes & quinze sols de Cens qui est araon de six deniers par
 chacun desd trente arpents, Et ^H dun demy minot & un cart de
 bled froment bon sec Net Loyal & marchant pour Lesd trente
 arpents cy dessus Concedes Le tout paiaib^e par Chacun an
 au Jour de la St martin onsiesme Novembre Lesd Cens
 portant Lots & ventes defauts saissines & amandes quand Le
 Cas y Eschera ^{avec} tous au^{es} droits seig^{aux} au desir de la Coutume
 de paris, Dont La premiere Annes de paye^t desd Cens &
 rente seig^{les} Ce fera par Led pre^r sesd hoirs & ayans Cause
 au Jour de la St martin de Lannée prochaine 1696 / & ainsy
 Continuer dan en an a perpetuitté aux Jour & Lan quest
 dit cy dessus, Laquelledite Continuaon de Concession Led pre^r promet de fr
 borner Incessament ^{HH} & den oaier Lesd Cens 7 rentes seig^{les}
 par chacun un quoy quelle ne soit pas bornée Nonobstant
 toutes choses a Ce Contraires A tout ce que dessus Led
 preneur pour Luy sed hoirs & ayans Cause sy est oblige
 & oblige avec tous ses biens meub^{rs} & Immeub^{rs} pntes &
 avenir quil en a _____ a toutes _____ en justice sans q
 Les obg specialles & Generalles desrogent LUne a Lautre
 Et faute ~~de Ce fer~~ par Led preneur sesd hoirs & aians Cause
 de satisfaire & accomplie les Clause cy dessus sera Loisi^e a Mesd Srs
 Les seign^{rs} & Leurs successeurs de prendre Lad continuation de Concession sans
 aucune forme ny figure de proces & sans que Led preneur
 sesd hoirs & ayans Cause puissent rien prethendre ny
 demander po^{re} Les travaux quil y auront faits ou fait fere
 Et aud Cas Ces pntes seront Nulles & ne serviront que pour
 Les arreyrages desd Cens & rentes seg^{les} quy En seront Lors
 dubs & Eschus & tous fraix & Loyaux Couts En oultre Led

prebateur fournira a ses fraix & despens Autant des pntes
 amond Sr Dollier dans huit Jours daujourdhuy Car ainsy &
 pro^t & ob^t & rennonst^t & fait & passe En une des salles
 dud seminaire de ville marie L'an mil six Cens quatre vingts
 quinze Le Douziesme Jour de Juillet Apres
 midy En pnce des sieurs Jean quesneville & George pruneau
 dem^t aud ville marie Sous^{nes} avec Mond Sr Dollier Led Sr
 Chaigneau & led preneur & no^{re} apres Lecture faite
 suivant Lordonnance /
 approuve sept mots En rature de Nulle valleur

¶ quil fournira en bonne forme un verbal du

mesurage quil aura fait faire

Fran dollier pr^e

Paul decari

GPruneau

JQuesneville

LChaigneau

Adhemar no^{re}

ADHÉMAR, A., 08.04.1697

8 avril 1697
 Marché Entre
 Molinier & De Carry

furent pnts Jacques Molinier Contre maistre de S^t
 Gabriel Lequel de gré a baillé & dellaissé a tiltre de
 ferme pour quatre ans a commencer de Ce Jourdhuy
 & promet pend^t Led temps faire Jouir A paul & Michel
 descarris freres Led paul a Ce pnt & acceptant po^r luy & po^r
 ses^{dt} freres une piece de terre app^t a Mesd S^{rs} les Seig^{rs} de
 Cette au Lieud La haute follie a prendre despuis Les
 terres du S^r Jean quenet Jusques aux terres desd Seig^{rs} de
 La Largeur denviron trois arpents & demy sur La proffond^{eur}
 q^{ui} se trouvera despuis Le fossé de la bourgogne En
 allant du Coste de la montaigne Jusques au Chemin q^{ui} va
 au fourneau de Gatteau, & ainsy quelle poursuit &
 Comporte de pn^t aux charges & Condions suivantes
 Sçavoir que Led paul descarris pour La pnte année Sulle^t
 Jouira En son pa__ du Guerret quil a fait sur Lesd terres
 Laq^{le} ^^ Il paiera aussy En son par__ a Mesd S^{rs} Les Seig^{rs} ###
 Et oultre pourra pour Luy & po^r sond frere Michel
 descarris de pr Fermer pour Chascun desd quatre années
 vingt minots de bled froment bon & mar^t a Rendre a S^t Gabriel
 par chacun an au Jour & feste de Nostre Dame La Chandelleur
 dont Le premier paye^t Escherra & Ce fera aud Jour & feste
 de la Chandelleur prochain & ainsy Continuer Jusques En
 fin desd quatre années, Comme aussy Led descarris paiera
 La dixme sur Le Champ & a la Gerbe ##, Tout Ce que dessus
 Led paul descarris promet de fr & agréer & ratiffier aud
 michel descarris son frere & Le fr obliger Solid^t avec luy
 aux renons requises & Le fr obliger au paye^t de la susd ferme
 Car ainsy & pro^t & obl^t & renonc^t & fait & pass aud ville
 marie Estude dud no^{re} Lan mil six Cent quatre vingt
 dix sept Le huitiesme Jour d'avril apres midy En prne des S^{rs}
 George pruneau huiss^r Royal & Anth Galipeau pracn dm^t aud ville
 marie sous^{nes} avec Lesd parties & no^{re} suivant Lord^{ce}
 jacques moulinier Paul decari GPruneau
 Adhemar no^{re}

& sera tenu led
 descarris de souffrir
 Les chemins qui passent
 sur Lad terre & qui
 vont de S^t Gabriel a
 Lamontaigne & de
 La montaigne En Cette
 ville
 ^^ ferme de La terre q
 lesd _____

sur Le pied que
 M^e Macret donne les
 terres de Lamontaigne

ADHÉMAR, A., 30.04.1698

Der avril 1698

Concession par

Monsieur Dollier

A Michel & Louis

DEscarries

Fut pnt Messire François Dollier de Casson un des pretres du
 Seminaire de S^t Sulpice de paris Superieur de Messieurs les Ecclesiastiques
 du seminaire de cette ville, procureur de Messire Louis Tronson pretre
 Superieur de Mess^{rs} Les Ecclesiastiques dud Seminaire de S^t Sulpice de
 paris Seigneurs & proprietaires de Lad Isle de Montreal & aures Lieux
 En deppendans, assisté de Maistre Jean François Donnay un des
 Ecclesiastiques dud Sem^{re} de ville marie procur de Mesd S^{rs} Les Seig^{rs}
 Lequel a volontairement Reccogneu & Confessé avoir baille quitte
 cedé transporté & delaisé par Ces pntes A tiltre de Cens & rentes
 Seigneurialle, non racheptable proffit de lots & ventes deffauts
 saisines & amandes quand Le Cas y Echerra des maintenant &
 a toujours promis & promet Garentir de tous troubles &
 Empechements Generalle & quelconques, A Michel & Louis
 DEscarris freres demeurants aud ville marie A Ce pnts &
 acceptants preneurs & retenants aud tiltre pour Eux Leurs hoirs
 & aians Cause a la Venir Une Concession de la Contenance
 de quarante arpents de terre En superficie En deux arpents de
 front sur vingt arpents de proffondeur scittuée En Cetted Isle
 lieud^t le Coutteau S^t pierre, Laquelle Mond S^r Dollier avoit
 cy devant donnée ausd preneurs par son billet Quy est En
 suite dUn Contrat de Concession de plus Grande Quantité
 de terre que lesd preneurs ont Joignant Les susd quarante
 arpents de terre, En datte du
 Lequel billet au moien du pnt Contrat sera Nul Resoleu
 & Comme non fait Lesd parties rennonçant a Icelluy
 Tennant La totalitté desd quarante arpents de terre donnez
 par Le pnt Contrat d'un bout sur Le devant aux terres
 restantes de Mesd S^{rs} Les Seig^{rs} Entre Lad concession donne Et
 Les terres des freres hospitaliers de Cetted ville, dautre bout
 par derriere & d'un Costé aux terres de Mesd S^{rs} Les Seigneurs
 Non Concédées & d'autre part aux terres desd preneurs
 Plus Mond S^r Dollier Donne & Concede Comme dessus ausd
 descarris Ce acceptants La quantite de soixante arpents
 de terre En superficie En six arpents de front ~~sur dix~~
~~arpents de proffondeur~~ Aprendre Au bout & Joignant La proffon^{ur}
 desd deux arpents de front cy dessus donnez & des quatre aures arp^{ts}
 que Lesd preneurs ont Joig^t Lesd susd sur dix arpents de

par un arpenteur
juridic

^o Leurs hoirs &
aiants cause

proffondeur, tennant dUn bout sur Le devant au bout de La proffond^{ur}
desd six arpents de terre de frond desd preneurs dautre bout & dun Coste
aux terres de Messieurs Les Seigneurs Non Concedées Et dautre part
part aux terres de paul descarry frere desd preneurs, & ainsy que Lesd
terre Ce poursuivent & Comportent que Lesd preneurs seront
Tenus de faire mesurer & borner Incessament # a Leurs fraix & den fournir
a Mesd S^{rs} Les Seig^{rs} coppie dud proces Verbal de mesurage & bornage
Lesd Cent arpents de terre donne & Concedez par Ces pnts tenant &
mouvant En Censive de la Seigneurie de La Seig^{rie} de LIsle de
Montreal & Envers Elle Chargée par ces pnts de Cinquante sols
de Cens & d'une Rente Seigneuriale non rachaptable de deux minots
demy de bled froment bon sec net Loyal & mar^{ant} pour tous Lesd
Cent arpents de terre paia^{ble} par Chacun an Au Jour de la S^t
Martin onsiesme Novembre Lesd Cens portant Lods &
ventes saisines defaults & amendes quand le Cas y Echerra avec
Tous autres droits Seigneuriaux suivant La Coutume de paris
& sujette aux moulins de Lad Seigneurie Avec droit de retenue
& presseance par Lesd Seigneurs en Cas de vente de part ou partie
desd terres en rembourssant par Eux a Lacq^r ou acquereurs Le prix
de Lacquion & loyaux Couts pour desd Cent arpents de terre Jouir & user
en toutte propriette plainement & paisiblement aud tiltre par Lesd
preneurs Leurs hoirs & aiants Cause ainsy que bon leur semblera
au moien des presentes sans pouvoir par Eux En quelque maniere
que ce soit vendre donner Cedder transporter ny aliener
part ny partie desd terres en aucunes mains mortes ny
Communautéz ny y metre Cens sur Cens & sans que ces
pntes puissent Nuire ny presJudicier aux droits de Mesd S^{rs} Les
Seigneurs ny a Ceux dautry, Lesd preneurs ^o seront tenus
de descouvrir Les deserts des voisins desd terres a feur & a
mesure quil sera Necessaires souffrir sur Lesd terres tous les
Chemins que Lesd Seig^{rs} Jugeront utiles, travailler sur
Icelles & les Entretenir En bon Estat & valleur a tousjour
Tellement que sur Lesd terres Lesd cens & rentes seigneuriales
sy puissent Aisement prendre & percevoir par Chacun An Comme
Dit est; Sur Lesquelles terres Mesd S^{rs} Les Seigneurs y pourront
prendre tous Les bois dont Ils pourroient Avoir besoin
& mesmes pour Lutilite publique sans En rien paier

Tout ce que dessus Lesd preneurs pour Eux Leurs hoirs & aians Cause promettent faire, & paier Lesd Cens & Rentes seigneurialles A Mesd S^{rs} Les Seigneurs a leur receveur ou au porteur & En leur maison Seigneuriale aud ville marie par Chacun An aud Jour de la S^t martin Onsiesme Novembre Dont La premiere Annee de paiement Echerra au Jour de La S^t martin onsiesme Novembre pochain Attendeu quils Jouissent desd cent arpents de terre donnez & Concedez par ces pntes depuis plusieurs années, Et Continuer de la En avant Le paye^t desd Cens & rentes seigneurialles apareil Jour & Que tant & sy longuement que Lesd preneurs Leursd hoirs & aians Cause seront possesseurs & detempteurs depart ou partie desd terres quoy quelles Ne soient pas mesurées & bornées, nonn obstant toutes Choses a ce Contraires, Au paiement desquels cens & Rentes seigneurialles Lesd preneurs ont obligez tous Leurs biens pntes & a Venir sans que les obligaons speciales & Genneralles derogent Lune a Lautre, Et sy Lesd preneurs Leursd hoirs & aians Cause avoient manque aux clauses cy dessus En ce Cas pourront Mesd Sieurs Les Seigneurs sy bon leur semble Rentrer de plain droit dans Lesd terres données & Concedées par Ces pntes sans pouvoir y Garder ny observer aucune formalite de proces demeurants neanmoins Ces pntes En leur forme & vertu pour les arreyrages quy En seront Lors dubs & Echeus a raison desd Cens & rentes seigneurialles, Et oultre Lesd preneurs fourniront a leurs fraix autant des pntes a Mond S^r Dollier dans huit Jours dhuy En bonne & due forme car ainsy & pro^t & obligeant & renoncant & fait & passe Aud ville marie en une des salles dud Seminaire Lan mil six Cents quatre vingts dix huit Le Dernier Jour dAvril avant midy En prce des sieurs George pruneau huiss^r roial & Guil^l Barette Clerc temoins demeurants aud ville marie sous^{nes} avec Mond Sieur Dollier Lesd S^{rs} Donnay preneurs & nottaire suivant Lordonnance Aprouve Cinq mots en rature de Nulle valleur

<i>fran dollier</i>	<i>pre indif</i>	<i>Donay</i>	<i>DeCarris</i>
<i>GPruneau</i>	<i>M descaris</i>	<i>Barette</i>	
		<i>Adhemar</i>	

RAIMBAULT, P., 30.04.1698

Pardevant & fut present Jean la Croix
M^e charpentier de cette Isle lequel a Volontairement
reconnu et Confessé avoir fait Marché promis Et
promet faire et parfaire bien et duement Comme il
appartient au dire d'ouvriers et gens ace Connoissant
~~au bâtiment de piece~~ au Sr Jean leduc a ce
present et acceptant un battiment de piece sur
piece de vingt cinq pieds de long de dedans en
dedans et de vingt pieds de largeur de dedans en
dedans dans un Pan duquel il fera une porte
a la place que ledit Sr Le Duc luy Indiquera
avec une fenestre de chaque Coste de ladite porte
et le quarré dudit battiment Sera de dix pieds
de hauteur, les soliveaux seront posés de cinq en
cinq pieds et le Comble a proportion dudit battiment
dans lequel il fera une Lucarne au dessus de la susd
porte, lequel comble sera assemblé de ____ Croix de
St andré feste sur faite Le tout bien et duement come
dit est pour quoy fait ledit Jean Leduc fournira
le bois Convenable _____ lequel bois ledit
Me la croix Escarrira _____ le bois au lieu et
sur la terre dudit Enfand dudit leDuc ou ledit
la Croix trouvera a sa Commodité, Et Ensuite led
Sr le Duc luy fera mener En le lieu et place ou
il veu faire contruire ledit battiment devant
la grange dudit Sr le Duc surune hauteur qu'il
y a ____ Paul Desrochers, a Commencer a
travailler a l'Escarissage au pluttost, et y
Continuer en sorte que ledit batiment soit
fait et parfait bien et duement Come dit Est
a la fin du Mois de Juin, de l'année prochaine
gb^e quatre vingt dix Neuf. Ce Marché

fait pour et Moyennant la so^e de Cent quinze livres
 Monnoye prix courant du pays pour lesd Escarrissage
 et taille et facon Dud battiment, et payement des ouvriers
 qu'il employera a lad^e construction _____ sur laquelle
 somme ledit M^e la Croix a reconnu et Confessé avoir
 eu et receu dudit le Duc qui luy a payé _____
 _____ led^t No^{re} en Cartes la some de quinze livres
 et les autres cent livres restant ledit S^r le Duc a
 promis obligé les payer scavoir
 cinquante livres quant le bois necessaire po lad^e
 construction sera Escarry et les au^{es} cinquante livres
 quand led^t battiment sera fait et parfait bien et
 duement Come dit est Car ainsy & promettant &
 obligeant & Renonceant faict et passé en
 l'estude de Raimbault l'un desd^s no^{rs} sousignes l'an
 Mil six cens quatre Vingt dix huit le neuf^e Novembre
 apres midy Et ledit a promis un pot de vin
 Marché et a promis de fournir audit Sr la Croix du
 du bled a son besoin au prix courant dans la saison de la
 livraison pour l'Execution led la Croix a Esleu son
 domicile en Cette ville en sa Maison rüe St Jacques
 auquel lieu & Nonobstant en presence de Joseph
 Brodin # menuisiers qui ont signé avec le No^{re} et lesd^s
 parties ont déclaré ne Scavoir Ecrire ni signer de ce
 enquis suivant lord^{ce} # et Vincent le Noir approuvé

Mots en rature de nulle valeur /

Vincent Le noir

P. Raimbault

RAIMBAULT, P., 09.11.1698

9 9bre 1698	Pardevant & fut present Jean la Croix
Marché Entre	Me charpentier de cette Isle lequel a Volontairement
Jean Le Duc	reconnu et Confessé avoir fait Marché promis Et
&	promet faire et parfaire bien et duement Comme il
La Croix	appartient au dire d'ouvriers et gens ace Connoissant

au batiment de piece au Sr Jean leduc a ce
 present et acceptant un battiment de piece sur
 piece de vingt cinq pieds de long de dedans en
 dedans et de vingt pieds de largeur de dedans en
 dedans dans un Pan duquel il fera une porte
 a la place que ledit Sr Le Duc luy Indiquera
 avec une fenestre de chaque Coste de ladite porte
 et le quarré dudit battiment Sera de dix pieds
 de hauteur, les soliveaux seront posés de cinq en
 cinq pieds et le Comble a proportion dudit battiment
 dans lequel il fera une Lucarne au dessus de la susd
 porte, lequel comble sera assemblé de ____ Croix de
 St andré feste sur faite Le tout bien et duement come
 dit est pour quoy fait ledit Jean Leduc fournira
 le bois Convenable _____ lequel bois ledit
 Me la croix Escarrira _____ le bois au lieu et
 sur la terre dudit Enfand dudit leDuc ou ledit
 la Croix trouvera a sa Commodité, Et Ensuite led
 Sr le Duc luy fera mener En le lieu et place ou
 il veu faire contruire ledit battiment devant
 la grange dudit Sr le Duc surune hauteur qu'il
 y a ____ Paul Desrochers, a Commencer a
 travailler a l'Escarissage au pluttost, et y
 Continuer en sorte que ledit batiment soit
 fait et parfait bien et duement Come dit Est
 a la fin du Mois de Juin, de l'année prochaine
 gbe quatre vingt dix Neuf. Ce Marché

fait pour et Moyennant la soe de Cent quinze livres
 Monnoye prix courant du pays pour lesd Escarrissage
 et taille et facon Dud battiment, et payement des ouvriers
 qu'il employera a lade construction _____ sur laquelle
 somme ledit Me la Croix a reconnu et Confessé avoir
 eu et receu dudit le Duc qui luy a payé _____
 _____ ledt Nore en Cartes la some de quinze livres
 et les autres cent livres restant ledit Sr le Duc a
 promis obligé les payer scavoir
 cinquante livres quant le bois necessaire po lade
 construction sera Escarry et les aues cinquante livres
 quand ledt battiment sera fait et parfait bien et
 duement Come dit est Car ainsy & promettant &
 obligeant & Renonceant faict et passé en
 lestude de Raimbault l'un desds nors sousignes l'an
 Mil six cens quatre Vingt dix huict le neufe Novembre
 apres midy Et ledit a promis un pot de vin
 Marché et a promis de fournir audit Sr la Croix du
 du bled a son besoin au prix courant dans la saison de la
 livraison pour l'Execution led la Croix a Esleu son
 domicile en Cette ville en sa Maison rue St Jacques
 auquel lieu & Nonobstant en presence de Joseph
 Brodin # menuisiers qui ont signé avec le Nore et lesds
 parties ont déclaré ne Scavoir Ecrire ni signer de ce
 enquis suivant lordce # et Vincent le Noir approuvé

Mots en rature de nulle valeur /

Vincent Le noir

P. Raimbault

ADHÉMAR, A., 04.12.1699

4^e X^bre 1699Eschange Entre M^r Dollier &ce

Louis hurtebize portant Concession

Furent presents Messire françois Dollier de Casson
 un des prestres du Séminaire de St Sulpice Supérieur de Messieurs les
 Ecclésiastiques du Séminaire de cette ville procureur de Messire Louïs
 tronson prestre Supérieur de Messieurs les Ecclésiastiques dud
 Séminaire de St Sulpice de paris Seigneurs & propriétaires de laditte
 Isle de montreal & autres lieux en deppendants, assisté de maistre
 Jean françois Donnay un des Ecclesiastiques dud Seminaire de
 Cette ville & leur procureur d'un part; et Louïs hurtebise
 habitant demeurant au quartier St Joseph estant de present
 en cette ville d'autre part; Lesquelles parties ont volontairement
 recogneu et confessé avoir fait & accordé entre elle les Eschanges
 & permutations Cessions, transports promesses et garanties réciproques
 & choses qui Ensuivent, C'est à Sçavoir que Mond S^r Dollier aud nom
 a baillé, quitté transporté & dellaissé aud tiltre dechange des
 maintenant et a toujours promis et promet garentir de tous
 troubles, dettes, hypothèques, Evictions & autres Empeschements
 generalmente quelconques aud Louïs Hurtebise ce acceptant
 pour luy ses hoirs & ayans Cause a lavenir soixante arpents
 de terre en superficie en trois arpents de front a Comancer
 sur la mesme ligne que Louïs descarray sur vingt arpents de
 proffond^r Scitues de la Rivière St pierre En Cette Isle tennant
 d'un bout sur le devant a lad ligne qui separe lad Concession
 baillié par Ces pntes aud tiltre deschange des terres desdits
 Seigneurs non Concedées ou des frères hospitaliers de
 Cette ditte ville qu'ont Cydevant apartenu a deffunt Jean
 Dasny dit le tourangeau en cas que lad concession aille
 Joindre lad ligne, d'autre bout par derrière terres de
 Mesd S^{rs} les Seig^{rs} non concedées d'un costé aux terres de
 françois prudhomme & d'autre part a celle dud Louïs
 descarris et ainsy quelle se poursuit & Comporte, Et au
 Cas quil si trouve de la terre depuis le bout de la concession
 desdits frères hospitaliers & la susd ligne mond Sieur Dollier
 baille, cedde & dellaisse aud tiltre deschange aud hurtebise
 toute la consistance de terre qui se trouvera depuis le bout
 de la proffond^r de la concession desd freres hospitaliers &
 sur la mesme largeur dicelle Jusqu'a lad ligne Et
 ainsy que le tout ce poursuit & comporte de present que

¶ chacun arpt q lad
Concession Contient

ledit hurtebise a dit bien Sçavoir & Cognoistre sans aucune chose En excepter reserver ny retenir par Mond S^r Dollier aud nom, lesquelles terres sont mouvantes en Censive de lad Seigneurie de lisle de montreal & Envers elle chargée par ces pntes a raison de six deniers de cens par ~~H~~ arpent & dune Rente Seigneuriale non Rachaptable dun demy minot de bled froment bon secq, net, loyal & marchant par chacun des vingt arpents que lad concession contient payable par chacun an au Jour de la St Martin onziesme novembre Rendu & porté en Cette ville maison seigneuriale desd Seigneurs dont la premiere année de payment Escherra au Jour de la St Martin onsiesme novembre de l'année prochaine mil sept Cent & ainsy Continuer de la en avant à perpetuité led Cens portant droit de lods & ventes saisines deffauts & amendes quand le Cas y Escherra avec droit de retenue & sujette aux moulins delad^{te} seigneurie suivant & au desir de la Coustume de paris, lesquelles terres ny parties led hurtebise ses hoirs & ayans Cause ne pourront vendre donner, Cedder ny aliener en aucunes mains mortes ny Communautés ny y metre Cens sur Cens & sans que les pntes puissent nuire ny prejudicier aux droits de mesd sieurs les Seigneurs ny a Ceux daustruy souffrir sur lesd terres tous les chemins que Mesd Sieurs les Seign y Jugeront necessaires, decouvrir les deserts de ses voisins a feu & à mesure Ce reservant mond Sieur Dollier pour mesd sieurs les Seigneurs de prendre sur lesdites terres, tous les bois dont ils pourroient avoir besoin mesme pour lutilité publique Sera permis aux sauvages de la mission de la montaigne de prendre du bois de chauffage sur lesdites terres, les desfricher, les Ensemancer Mesmes affermer les deserts & champs quils feront sur lesdites terres a leur proffit, à tels françois & pour tel temps quils aviseront & quils demeureront a laditte Montaigne et lorsque lesd Sauvages quitteront lad mission de

laditte montaigne, les deserts & champs que les Sauvages
 auront faits sur lesd^{es} terres baillées aud tiltre dechange par Ces
 pntes Retourneront & appartiendront de plain droit aud^t Loüis
 hurtebise sasn En rien payer, Deplus led Loüis hurtebize sera
 tenu de travailler sur lesd^{es} terres & de les Entretenir en bon Estat
 & valleur a toujours tellement que sur Icelles lesd cens & Rentes
 Seig^{les} sy puissent aisement prendre & percevoir par Chacun
 an Comme dit est, a tout ce que dessus led hurtebise pour luy
 ses hoirs & ayans Cause soblige & promet faire & payer lesdits
 Cens & Rentes seigneurialles tant & sy longuement quil sera
 pocesseur & detempteur desd terres ou de parties quoyque lesdites
 terres ne soient pas bornées lesquelles led hurtebise fera
 borner a ses frais & despens, Et faute par led^t hurtebise
 sesd^s hoirs & ayans Cause de satisfaire aux clauses cy
 dessus ausd Cas mesdits sieurs les Seigneurs pourront sy bon leur
 semble rentrer dans lesdites terres sans aucune forme ny
 figure de proces demeurants Ces pntes nulles & ne serviront
 que pour les arreyrages dud Cens & Rentes seigneurialles quy
 en seront lors deubs & Escheus & tous frais & LOyaux Couts, Et
 Encontre change desd soixante arpents de terre en
 superficie & ce qui ce trouvera de terre depuis le bout de la
 proffend^r de la Concession desd freres hospitaliers & lad ligne
 en Cas quil sy en trouve led Loüis hurtebise a aussy baillé, cédé
 quitté, transporté & délaissé par ces pntes aud tiltre deschange
 des maintenant & a toujours promis & promet garentir de
 tous troubles, dettes, hypotheques, Evictions alienations &
 autres Empeschements gennerallement quelconques amondit
 sieurs Dollier aud nom ce acceptant pour mesdits sieurs les
 seigneurs un arpent de terre de front sur ce qui se trouvera
 y avoir de proffondeur Jusques a quatre arpents pres de la
 montaigne lieudit a la haute follies bornée suivant lord^{ce}
 de Monsieur Duchesneau cy devant Intendant en ce pais
 du troisieme Juillet mil six Cents quatre vingts tennant dun
 bout Sur le devant aux terres de paul desroches dautre
 bout parderriere a quatre arpents pres de lad montaigne
 dun Costé aux terres de messieurs les Seigneurs Et
 dautre part aux terres de pierre hurtebise, Et ainsy
 que led arpent de terre de front sur lad proffondeur

ce poursuit & Comporte dont Mond Sr Dollier sest
 Contenté & Contente sans aucune chose En exepter
 reserver ny retenir par led Loüis hurtebise auquel le tout
 appartient par acquisition quil en a faits Sçavoir dud
 marin hurtebise un demy arpent de front sur la
 susd^e profond^r par Contract passé pardevant adhemar
 lun desdits nottaires soussignés le quinsiesme Septembre
 mil six Cents quatre vingt dix sept, Et audit marin
 hurtebise appartenant & Escheu par la sucession de deffunt
 marin hurtebise son pere et par les partages faits Entre
 les coherittiers dud^t hurtebise & thiennette alton leur
 mere par les partages faits Entre leur ditte mere & Eux
 & subdivision faite Ensuite par lesd Enfens dhurtebise
 les sixiesme & neufviesme avril mil six Cents quatre
 vingts dix pardevant led adhemar no^{re} susdit, Et lautre
 demy arpent de terre de front sur la susd^e proffond^r par
 aquisitions que led Loüis hurtebise en a faite du sieur
 Jean quenet & Etiennette hurtebise sa femme par
 Contract passé pardevant led adhemar & Raimbault
 nottaires soussignes le vingt deuxiesme de ce mois & a laditte
 Estiennette hurtebise Escheus par les susd partages &
 subdivisions desd Jours sixiesme & neufviesme avril
 mil six Cents quatre vingts dix Estant le tout en la
 Censive de lad seigneurie de lisle de montreal & Envers
 Elle chargée a Raison de trois Deniers de cens par
 chacun arpents de terre En superficie que led arpent
 de terre de front sur lad proffond^r est chargée par
 chacun an au Jour de la St martin onsiesme novembre
 pour toutes & sans autres charges, quitte des
 arreyrages dud cens du passé Jusqu'a ce Jour, Et en
 outre led Loüis hurtebise a baillé Cedé quitté, &
 transporté aud tiltre deschange Comme dessus a mesdits
 sieurs les seigneurs ce acceptant par mond^t sieur Dollier
 aud nom tous les droits & pretentions quil a & pourroit

avoir tant, en vertu desd deux demy arpents de front
 sur la susd proffond^r par luy acquises desd marin Hurtebise
 et Sieur Jean quenet & thiennette hurtebise sa femme
 baillées en Contreschange par Ces pntes que autrement En
 quelque maniere que ce soit sur seize arpents de terre
 que mond Sieur Dollier avoit donnes & bailles a deffunt
 barthelemy vinet dit la Rente pour Estiennette Alton
 lors sa femme & cidevant veuve dud deffunt marin
 hurtebise & les Enfens dud deffunt hurtebise pour les
 remplacer de dix arpents de terre que Monsieur de
 la barre Cydevant gouverneur en ce pais avoit donnes
 a quatre familles sauvages de la montaigne qui fesoient
 partie de la concession dud deffunt marin hurtebise ditte
 la haute folie lesd seize arpents Sçis & Sçitues aux
 Environs de lad montaigne tennant dun Costé aux
 terres des Dames Religieuses hospitalieres de Cette ditte
 ville, des deux autres Costes aux terres desd Seigneurs
 & dautre part aux terres desd Seigneurs & ainsy
 quest plus au long porté par la transaction passée Entre
 mond sieur Dollier & led vinet passé pardevant
 Maistre benigne Basset nottaire le vingtiesme Juïn
 mil six Cents quatre vingts quatre Comme aussy ledit
 Loüis hurtebise Cedde quitte transporte & dellaisse
 comme dessus tous les droits quila & pourroit avoir
 & pretendre tant au moyen des aquisitions quil a faites
 desd marin hurtebise & dud sieur quenet & sa femme
 que autrement sur lesd dix arpents de terre donnes
 auxd quatre familles sauvages, pour desdittes terres
 & droits desd seize arpents sçitues pres la montaigne &
 dix arpents bailles auxdittes quatre familles Sauvages
 Cy dessus baillée, En Contrechange a mesd Sieurs les
 Seigneurs par led Loüis Hurtebise en Jouir faire &
 disposer aud tiltre deschange par lesd Seigneurs leurs
 Successeurs & ayans Cause ainsy que bon leur semblera
 au moyen des presentes a Commencer lad Jouissance de
 ce jour a lavenir; Ces presents Eschanges permutations

cessions dellaissements & transports ainsy faits a la
 charge desd Cens & droits seigneuriaux pour lavenir
 seulement, Et oultre but a but sans aucune soulte
 ny retour de part ny dautre dont lesdites parties se
 sont quittes & quittent reciproquement, Et Encore
 a la charge que lesd choses Eschangées seront &
 demeureront garentes les unes aux autres ainsy quil est
 accoutume pour desd choses Eschangées Jouir
 respectivement par lesd parties de ce Jour a lavenir
 Comme de Chose a Eux appartenant au moyen des
 pntes, Et auxdites charges clauses Conventions &
 Conditions susdites lesdites parties se sont respectivement
 lune a lautre transporté tous & tels droits de propriété
 fonds tres fonds &c dessaisissant &c voulant &c procureur
 le porteur en plus led Louïs hurtebise a Remis en
 mains demondit sieur Dollier Coppie duément
 Collationnée des susd partages & subdivisions desdits
 Jours sixiesme & neufviesme avril mil six Cents
 quatre vingts dix Ensembles desdits Contracts de vente
 desd Jours quinsiesme septembre mil six Cents
 quatre vingt dix sept & vingt deuxiesme de ce mois
 dont & quittant & Car ainsy &c promettant &c
 obligeant chacun en droit soy &c Rennonçant &c
 fait & passé en une des salles dud seminaire de ville
 marie Lan mil six Cents quatre vingts dix neuf
 le quatriesme Jour de decembre avant midy &
 a mondit sieur Dollier signé ces pntes avec ledit
 sieur Donnay & nottaires led hurtebise a déclaré
 ne sçavoir Ecrire ny signer de ce Enquis suivant
 lordonnance la minutte des pntes demeurée vers
 & en la pocession dud adhemar no^{re} susd^t & sousigné
 fran Dollier ptr

Jf Donay

P. Raimbault adhemar

RAIMBAULT, P., 12.12.1700

a Lamber le Duc
 habitants de la Coste St
 pierre e ce pnt Et acceptant
 _____ led batimens
 pourquoy led le Duc

 au cas que led le Duc
 _____ fe fe le manteau
 de cheminée de bas led
 la Croix le fera aussy
 —
 travailler incessamment
 et le tout Rendre fait et
 parfait rendu et Receu
 _____ d'avril prochain
 — les deux cordes de bois
 au besoin dud Entrepreneur

Fut present Jean La croix Me charpentier de cette ville le quel a
 Reconnu Et Confesse avoir fait Marché promis Et promet # faire Et
 parfaire bien et duement Comme il appartient Au dire d'ouvriers Et
 gens a Ce Connaissant un batiment de piece sur piece de vingt
 cinq pieds de long Sur vingt de large de dix pieds de hauteur de carré
 ayant six pieds soub poutre a quatre fenestres et une petite
 Cheminée Au pignon, auquel il posera des poutres po.
 recevoir un plancher en haut de cinq pieds et cinq pieds avec Son
 Comble et Jambe de force blanchies (?) croix de St andré feste sur feste
 Pignons garnis de colombage et le tout de hauteur Competante aud Batimens
 le tout de bon bois, Pourquoi led Entrepreneur Escarira le bois
 fournira Sa peine et celle desd Ouvriers qu'il y emploiera, et led
 le Duc luy fera traisner Et Rendre tous lesd bois Sur la place ou il
 Voudra faire eslever Led Batiment Sur Son habitation Scize a la Coste
 St pierre et fournira le bois necessaire aud Entrepreneur qui l'escarirra
 ou aux Environs dela apeine & Ce marché faict pour Et
 Moyennant la so de Cent quinze livres un minot de bled d'inde Et
 deux Cordes de bois de chauffage, Laquelle So led leDuc promet
 Et soblige fournir Et payer aud Entrepreneur Scavoir trente livres en
 Commencant a travailler Et le Reste a feur et Mesure que lesd ouvrages
 se feront et l'autre Et parfait payment quand lesd ouvrages Seront fait
 Et parfait Rendu Et Receu Comme dit est Car ainsy &
 Promettant obl & Ren & faict Et passé aud villemarie
 en estude l'an mil sept cent le douzieme Decembre apres midy
 Et ont Signé presence de Sr René allarie Me charpentier Et
 Julien Auber qui ont aussy Signé led la croix a déclaré
 ne Sçavoir signer de ce Enquis Suivant l'ord^e approuvé
 un Mots ratures comme nule Lamber Leduc

Alary

Jullien aubert

P. Raimbault

RAIMBAULT, P., 14.05.1702

14 may 1702	L'an Mil sept cent Deux Et Ce quatorzieme Jour		
	de May apres midy a la Requeste de Jean le Duc		
	Lamber et Joseph le duc Paul Desroches et susanne		
	le Duc sa femme S ^r charles de Couagne Marchand		
	de cette ville au nom et Comme ayant les droicts		
	cedes de Charles le Duc et de Philippe Et Jacques		
	le Duc tous heritiers de Deffunts sr Jean le duc		
	Et Marie soligner leur Pere Et Mere a la		
	Conservation des biens Et droicts des parties ^X par		
	les Notaire royaux de l'isle de Montreal		
	residens a Ville Marie soubsignes a Esté fait		
	description fidele Et Exacte des Meubles Et Effects		
HHH a la reserve dud	trouves et delaissees apres le deceds dud Deffunt		
Desroches Joseph philippe	Jean le Duc Pere en la ferme de lad Sucession		
Et Jacques Ducs	Et chez led Joseph Duc iceux biens representes par led		
	philippe Le Duc ayant la ferme de lad terre Et led HHH		
HHH Joseph Duc	Lesquels biens Meubles Ont Esté a l'instant Prises		
^X Et de tous autres qu'il	et estimes # Vendus Et adjuges Entre Eux HH aux prix		
apartiendra	sommes Et deniers ainsy quil Ensuit Et ont Signé		
# cries	HHH		
HH au plus offrant Et	Jean Leduc	Ch Leduc	
dernier Enrechisseur	Lamber Leduc	Charles de Couagne	
et de leur volonté	susane Leduc		
	Adhemar		
	Premierement deux boeufs adjuges		
	apres plusieurs encheres a Philippe le		
	Duc pour la somme de deux cent		
	livres les Deux cy		200#
	Item Deux autres boeufs adjuges		
	a Jacques Le Duc Pour la somme		
	de Deux Cent livres cy		<u>200#</u>
			400#

Item Deux vaches adjudée aud	400#
Philippe le Duc Pour la somme de	
Cent onze livres	111#
Item une autre Vache adjudée	
aud Jacques le Duc pour la somme	
de soixante onze livres cy	71#
Item un Crocq de fer adjudé a	
philipe le Duc trois livres	3#
Item une fourche adjudée aud philippe	
le Duc pr. la so. de trois livres	3#
Item une charrüe Montée Sur ses	
Rouelles et garnie de son Socq et	
Coutreau le tout en bon Etat estimé	
vendüe et adjudée a philippe le Duc	
Pour la somme de trente Sept livres	37#
Item une grande chaudiere de Cuivre Rouge	
adjudée a philippe Duc pour la somme de quarente	
cinq livres	45#
Item a Jean le Duc a Eté adjudé	
un bassin dEtain quatre livre dix	
Sols cy	4#. 10s
Item un plat Creux de vieux Etain	
adjudé a Jacques le Duc quatre francs	4#
Item un plat un petit bassin et Six	
assiettes adjudée a charles Le Duc	
pour la somme de huit livres cy	8#
Item une grande Marmitte de fer	
adjudée a Philippe po. La somme de	_____
	646# 10s

	686# 10
Dix livres	10#
Item une poesle a frire adjudée a Jaqe	
Duc pour quarante Cinq Sols	2# 5s
Item un poele de	
Item deux petites chaudières adjudée	
Et attendu qu'il Est trop tard la vente	
a philipe Le Duc pour cent Sols	5#
Item un Sceau ferré adjudé aud	
Philippe Duc pour Cent Sols	5#
Item une vieille Cremailliere Et	
une broche de fer vendue et adjudée	
Jacques le Duc pour la so. De	
six livres	6
Item une broche de fer vendue	
a philippe pour cinquante Sols	2# 10s.
Item un gril a Charles le Duc	
po. Vingt Sols	1#
Item un Van vendu et adjudé a charle	
le Duc pour la somme de Cent sols	5#

Et quand a une paire de Rouë ferrée
portée au bail dud philippe le Duc
tous les Susd nommes luy ont cédé
la part qu'ils y pretendent _____
de Lamber le Duc et charle le Duc
auxquels led Philippe le Duc a
promis payer la part qui ____ ou
environ Sur le pied de lestimation

 723#. 5

qui en a été fait par son bail araison
 de soixante et dix livres ~~HHH~~
 Ce fait tant le Contenu cy dessus
 Esté remis a chacun des susd adjudicataire
 qui ont Promis Sen tenir Compte
 respectivement quand Et ainsy qu'il
 appartiendra, led an Et Jour cy Dessus

~~Remise a~~

Et ont Signé a la Reserve desd ~~Jacques~~
 Joseph, Jacques Et philippe Duc et Paul desroches
 qui ont déclaré ne Scavoir Ecrire ni Signer dece
 Enquis apres lecture faite Suivant lord^e
~~HHH~~ Et au Regard des Meubles Et Effects qui avoient
 Esté laisses pour l'usage Et service dud Deffunt Sr Jean
 le Duc */ ont esté vendus at adjuges apres plusieurs criées
 entre Eux aud Jacques Duc pour la somme
 de six Cent Cinquante livres cy 650#

*/ au pouvoir dud Joseph Duc par acte
 Passé pardevant Raimbault l'un desd No^{re} 1373#. 5
 Soubsignes le 9^e 7bre 1702 Lequel Joseph
 Duc les a representes et a promis les desliver
 qu'ils luy auront esté livrer suivant led
 acte dud Jour, 9^e 7bre 1702
 a l'adjudicataire cy apres nommé
 approuvé trente trois mots Ratures comme
 Nuls.

Jean Leduc ~~Leduc~~ Lamber Leduc
 Susane leduc
 Cha Leduc

Charles de Couagne
 Adhemar P. Raimbault
 Et a l'instant en Sortant led Jacques le Duc

ayant voulu enlever lesd
Effects a luy adjuges pour lad
somme de six Cent Cinquante
livres lesd Joseph Et lamber le Duc
s'y sont opposes et n'ont point voulu le
souffrir endeplacer que led Compte n'eusse esté
tenu entre eux et demandoient Caution led Jacque
le Duc a déclaré que puisqu'il le Retenoit et
particulierement le lict de plume ou il pourroit ____
diminution pendant le Sejour chez led Joseph Duc
il se demet et desiste de son Enchere Et le laisse
aud Joseph Duc qui en avoir Envie et ne faisoit
cette difficulté que pour les avoir ayant mise
a la somme de six cent quarante livres
Et ont lesd Jean Charles le Duc Et susanne le Duc
Et Sr de Couagne signé les autres ont déclaré ne
pouvoir Signer de ce Interpelle

Charles de Couagne

Ch le duc

Jean Le duc

susane leduc

Adhemar

P. Raimbault

BASSET, B., 16.12.1704

Remis En lestude de adhemar no^{re}Le 16 X^{bre} 1704exp. a la v^e Jannot

& a ses

Enfans lesusd

Jour 16 X^{bre} 1704

Pardevant Nous Jean de Saint pere

commis au greffe & tabellionnage de

Villemarie pour Messieurs Les associes

pour la Conversion des Sauvages de la Nouvelle

france dans LIle de montreal furent

present en leurs personnes Jean Le duc ha'nt

de Villemarie et Marin Jannot M^{re} charpentier

aussy habitant dud Villemarie, Lesquels

d'un Commun accord et Consentement, Sont

Convenus a ce qui Sensuit. Scavoir que

Led Jean Le duc, a Ceddé et Cede par

eschange reciproque aud Marin Jannot

Une Maison a luy appartenant telle

quelle est avec Un arpent de tere sur

Laquelle est Située Lad Maison, Sans

touttes fois que led Jannot soit obligé

Envers Messieurs de Montreal de la

Somme de trois cens ^H, a la quelle Somme

est obligé Led Jean Le duc allant faire

Sa demeure ailleurs qu'en lad Isle

de Montreal, aussi (?) seulement Sera

obligé Led Jannot aux autres Droicts

Seigneuriaux Selon la Coustume du paÿs,

Soblige led Jannot Envers Led Le duc,

de luy faire & Construire Une Maison

de Son art de charpentier Seulement
et non avec autres ouvrages, Scavoir
Lad Maison de trente pieds de
Long et Vingt pieds de large, Le
Coulombage de dix pieds de haut, et de
Sept poulces despoisseur avec Une Cloison
au Milieu entre les deux planchers, le
tout tans plein que vuide, avec trois
poutres Sous les seullin & deux Sous les
Sablieres et le Comble avec deux fermes,
et deux pignons garnys de Chevrons
Sur filieres et Un chassy de porte pour la
cave Le tout Bien et deuement selon les
proportions Requises, Et soblige led
Sindicq de faire charroyer tout le Bois
Necessaire pour lad charpente, a la reserve
de deux hommes, que led Jannot Soblige
de fournir aud Le duc pour ayder aud
charroy, Et Soblige, Led Jannot, descarrir
tout le Bois Necessaire aud ouvrages
& le rendre prest de sa façon dans le premier
Jour du Moys d'aoust de lannée
prochaine, & Sera Yenu & obligé led le duc
Un mois apres, de livrer et mettre en possession
Led Jannot delad Maison cy dessus

Mentionnée fait & passé aud Villemarie
Le Vingt Septie^e Jour de ~~H~~ novembre
gb^e cinquante Cinq en presence de M^{re}
Nicolas godé Menuisier, rené Bondy
tesmoins soubsignes & a declare led le
duc ne scavoir, Signer, Signé Marin Janot
m. J. rene Bondy et J. De s^t pere avec
paraphes ~~H~~ decembre /

Collaonne a son original & pappiers
ce fait rendu a la V^e dud
deffunct Jannot par le No^{re} soubsigné,
Le xxb^e Fevrier gb^e soixante
sept /

Basset

No^{re}

RAIMBAULT, P., 18.08.1705

Le 18^e aoust 1705

Cession par françois Prudhomme a M de Vaudreuil

Et concession aud Prud.

Fut present françois Prudhomme habitant de
La Coste S^t joseph pres cette ville Lequel a
Reconnu et Confesse avoir cedé et transporté Et par
ces presentes ~~avolontairement~~ ceddée, quitte transporte
et delaisse volontairement des Maintenant Et a toujours
avec promesse de garentie de ses faits et promesses
seulement a hault et puissant seigneur Philippe de
Rigault Marquis de Vaudreüil Chevalier de l'ordre
Militaire de S^t Louis Gouverneur Et lieutenant general
pour le Roy dans tous ce pays de la Nouvelle france
a ce present Et acceptant pour luy ses hoirs ou ayans
Cause a l'avenir Une piece de terre de la Contenance de
Seize arpens ou environ faisant partie de la concession
apartenante aud Prudhomme Scize proche le Domaine
de la Montagne a prendre depuis la Concession de
Mond seigneur de Vaudreüil Jusques a la _____ du
bout de la Concession de deffunct ^{Louis} hurtebize tenant d'un
bout et d'un Coste aux terres de la Concession de Mond.
Seigneur de Vaudreüil, d'autre Costé partie aux terres
de Mond. Seig. de Vaudreüil Et partie au domaine de la
Montagne, et d'autre bout a une ligne qui Sera tirée
du bout de la Concession dud Deffunct Louis hurtebize
en faisant la _____ d'Icelle Et Continuer en traversant
quarrément la Concession dud Prudhomme pour separer
led terrain presentement cedé d'avec le Surplus
de lad Concession dud Prudhomme Pour desd Seize
arpens ou environ jouir faire et disposer par Mondit
seigneur de Vaudreüil ainsy que bon luy semblera
Moyennant Pareille quantité de Seize
arpens de terre que Messire françois Vachon
de Belmont l'un des prestres du Seminaire de St
Sulpice de Paris Superieur de Messires les

Les Ecclesiastiques du Seminaire de Ville Marie procureur
 de Messire françois Leschassier prestre Docteur en theologie
 de la faculte de Paris Superieur ~~Les~~ Les Ecclesiastiques dud
 seminaire de St Sulpice de Paris Seig^{res} proprietaires de
 Laditte isle de Montreal Et autres lieux Assisté de
 M^{re} Jean françois Donay l'un de Mesd S^{rs} du Seminaire
 a ce Intervenant ~~et contentant~~ a promis Et en s'est oblige
 fournir et remplacer aud Prudhomme # a Costé et le
 long de ce qui luy reste de lad concession H et ce desd
 terres dud Domaine de la Montagne de la Montagne Lesquels Seize
 arpens qui Seront remplacer aud Prudhomme Seront
 chargés des Memes Droicts Seigneuriaux, charges
 et Servitudes ~~que ceux~~ dont estoient charges lesd
 Seize arpens par luy cede a Mond Seign de
 Vaudreüil Comme aussy Mond. Sr de belmont
 a volontairement Consenty Convenü et accordé que
 Mond Seigneur de Vaudreüil et ses successeurs en
 ligne directe Jouïssont desd Seize arpens de terre
 ensemble des cent arpens par luy acquis de Monsieur
 de Grisaphy a lad Coste Notre Dame des Neiges
 outre les terres cydevant concédée a Mond Seig de
 Vaudreüil et celle de M le Verrier, ~~And~~ certain
 emplacement de terre scise sur la Censive de la
 Commune de cette ville Sur le chemin de la chine par
 Contract passé pardevant Me J. B. Pottier Notaire
 royal Aux trois Rivieres le 18^e aoust 1704 et a
 Mond Sr de Grisaphy concedes par feu Mr Dollier
 par contract passé pardevant Me Antoine Adhemar
 et son colegue notaires royaux le 30^e octobre 1698,
 a la charge d'en payer par chacun an a Mesd Sieurs
 seigneurs en leur hotel seigneurial au lieu de leur recepte
 a leur seigneur ou au porteur & aud Ville Marie au

au onzieme Novembre Un sols de Cens portant profit
 de lots et ventes saisines Deffaut et amande quand le Cens
 y Escherra Lequels droits seront aux autres
 autres charges clauses et conditions et Servitudes dont
 Lesd Soixnate arpens de terre cydevant concedes a
 Mondit Seigneur de Vaudreüil sont charges et tenus par
 le contract de concession passé pardevant M^e adhemar
 Notaire royal le 19^e Juillet 1702 auquel ces presentes
 Ne pourront ny prejudices et au cas que ledit
 Emplacement en cette ville et lesd Seize arpens cedés
 par led Prudhomme passent en dautres mains qu'en
 celle de Mond Seigneur de Vaudreüil Et ses successeurs
 en ligne directe ceux qui les possederont seront tenus
 d'en payer a mesd Srs Seigneurs aud jour onziemes
 Novembre par chacun an en leur hotel seigneurial ou
 lieu de leur recepte sçavoir pour led emplacement trois
 deniers po chacune toise de Sa Contenance Et pour les
 Susd cent Seize arpens de terre et droit de Commune
 a lad Coste Notre Dame des Neiges trois livres
 sept sols et deux Minots trois quart, Et un huitieme
 de minot de bled fromen bon loyal Et Marchand de
 Cens Dont le premier payement escherra au onzieme
 Novembre de la premiere année que la propriété leur
 en aura esté transportée, et aux autres charges clauses
 et Conditions servitudes Et Reserves portées au Contracts
 de Concessions des habitations de lad Coste Notre Dame
 des Neiges, ~~seront Aussi~~ Tout ce que dessus
 a esté accepté par Mond Seigneur de Vaudreüil
 aux Conditions susdites, et Mond Sr de Belmont a
 remis ~~quitté et deschargé~~ Mond Sr de Vaudreüil sans
 droit de lots et ventes dont il estoit tenu pour lad
 acquisition faite de Mond Sr de grisaphy ~~III dont~~
~~transportant fait et passé aud ville~~ Dont & quittant &

Ren oblig fait et passé aud ville Marie
 en l'hotel de mond Seign de Vaudreüil et aud Seminaire
 LAn Mil sept cent cinq le dix huitieme
 Jour de Aoust avant midy presence de
 George Pruneau et Antoine hatanville huissier royaux
 de la Juridiction royalle dud Montreal temoins
 et ont Signé apres Lecture faite suivant
 L'ord^{ce} /

¶ on ¶ cedes par led Prudhomme

Mots Raies sont Nuls

¶ Et a pareillement cedé et accordé Mondit Seigneur de
 Vaudreüil les droicts de lots et Ventes que devra celui qui
 le premier acquerrera de Mond Seigneur de Vaudreüil led
 terrain Enoncées au present Contract et les autres soixante
 arpens cydevant concedes a Mond Seigneur de Vaudreüil par
 led Contract dud Jour 19 Juillet 1702 Pour la ditte
 premiere mutation Seulement

Vaudreuil

Francois Vachon de Belmons

J Donay

fr prudhomme GPruneau
 Hatanville

P. Raimbault

RAIMBAULT, P., 05.01.1708

5^e Jan^{er} 1708

Concession a

Joseph Chevaudier

Fut present Messire françois Vachon
 de Belmont l'un des prestres du Seminaire
 de S^t Sulpice de Paris Superieur de Mess^{re}
 les Ecclesiastiques du Seminaire de Villemarie
 procureur de Messire françois Leschassier pretre
 docteur en theologie de la faculté de Paris
 Superieur de Mess^{rs} les Ecclesiastiques du Seminaire
~~de Villemarie procureur de Messire~~ de S^t Sulpice
 de Paris seigneurs proprietaires de lad Isle
 de Montreal et autre lieux Lequel assisté de
 M^{re} Michel Cailhe l'un de Mesd Sieurs
 Ecclesiastiques et occonome aud Villemarie
 a Reconnu et Confessé avoir baillé et
 delaissé a tiltre de Cens et rente led Cens
 portant profit de lots et ventes saisinnnes deffauts
 et amandes quand le cas y Echerra des maintenant
 et a toujours A ~~H Charles~~ Chevaudier habitant
 demeurant a la Montagne pres cette ville a ce
 present et acceptant preneur aud tiltre pour lui
 ses hoirs et ayans Cause a l'avenir trois
 arpens de terre de front Sur toute la
 profondeur qui se trouvera entre les terres
 concedées au Cartier S^t Joseph et celle de la
 Coste Notre Dame des Neiges a Costé et
 le long des Quattre arpens de front sur

H

Joseph

pareille profonduer appartenant a Jean Cousino
dans le domaine de la Montagne en la ditte
Seigneurie de Montreal tenant la totalité d'un
bout par devant auxd terres de la Coste S^t Joseph
cy devant concédées, d'autre bout par derriere
aux terres Concedées a lad Coste notre Dame
des Neiges, d'un Costé aud Cousino et d'autre
a Rene Bouchard dit la Vallée, le tout
tant en terres nettes que fredoches et bois
de bout, de la plus ample declaration tenans
et aboutissans Circonstances Et dépendances et
laquelle led preneur s'est dit Content pour
l'avoir Veu et Visitté, lesd terres tenues Et
mouvantes En Censive de lad Seigneurie de
Montreal et Envers Elle Chargée par ces
presentes de dix sols et un demy Minot de
Bled froment bon loyal et Marchand par
Chaque vingt arpens que Se trouvera contenir
lad terre a l'Effect de quoy led Preneur
la fera Incessamment Mesurer et Borner
le tout de Cens païable par Chacun an au
onzieme Novembre, led Cens portant profict
de lots et Ventes, saisinne, deffauts et amendes
quand Le Cas y Echerra, avec droict de Retenüe

Et sujette aux Moulins de lad Seigneurie apeine
de Confiscation des Grains et d'amende arbitraire
Pour desd terres Jouir faire et disposer par led
Preneur sesd hoirs et ayans Cause ainsy que
bon lui Semblera a la Charge dud Cens et autres
droicts Seigneuriaux et de Bannalité cydessus
Enoncer et aussy que led preneur Sera tenu
promet et s'oblige pour lui sesd hoirs et
ayans Cause de batir sur lesd terres y tenir
feu et lieu, les deserter et Entretenir en bon Etat
souffrir tous les Chemins qui Seront Marquez
par Mesd Sieurs Seigneurs et decouvrir les
desertes des terres Voisines a Mesure qu'il
sera Necessaire, Se Reservant Mond S^r
de Belmont pour mesd Sieurs Seigneurs
un arpens de bois debout qui N'aura
point Eté Couru pour le faire Enlever
de dessus lesd terres et en disposer quand
et ainsy qu'ils aviseront, et les bois dont
ils pourroient avoir besoin pour leurs
batimens et Clostures Sur toutes lesdites
terres Sans en rien paier, et Sans que
led Preneur sesd hoirs et ayans Cause
puissent Vendre ny transporter a quelque
titre que ce Soit leds terres a aucune
mains Morte ny communauté Et

H

Cinquante

Une

Outre Moyennant La Somme

de ~~H trente quatre~~ Livres de Rente

annuelle et perpetuelle de Nouvelle

Charge et de bail d'heritage que ledit

preneur pour lui sesd hoirs et ayans cause

promet et s'oblige bailler et paier a

mesd Sieurs Seigneurs ou au porteur &c

des presentes en leur Maison seigneuriale

par Chacun an dont la premiere année

de payment Echerra dans Un an d'huy

et dela En avant a toujours tant Sur

lesd terres presentement baillées aud preneur

qui en Sont et demeurent Chargées et

affectées obligées et hypotequées Comme

generalement sur tous et Chacuns les

autres biens meubles et Immeubles presents

et a Venir dud Preneur Sesd hoirs et

ayans Cause que led preneur en a chargé

affecté, obligé et hypotequé a fournir

et faire Valoir lad Rente de Cinquante

Une livre bonne Solvable et bien

païable par Chacun an a toujours Sans

H po^r et au profit
 dud Preneur qui
 s'est pareillement
 demis desaisy Et
 devestu de tous
 sesd biens
 HH
 Une

aucun dechet ny diminution Nonobstant
 toutes Choses a ce Contraires et Sans que
 les obligations generales et speciales
 derogent l'une a l'autre, A la Charge
 de laquelle rente Mond S^r Bailleur S'est
 demis desaisy et Devêtu desdites terres H
 jusqu'a la Valeur et Concurrence de laditte
 Rente, Voulant &c Laquelle Rente de
 Cinquante HH ~~quatre~~ Livres
 quoyque ditte perpetuelle Sera neantmoins
 et demeurera racheptable a toujours en
 rendant et païant par le preneur Sesd hoirs
 ou Ayans Cause rachaptant a Un Seul ou
 plusieurs païements dont le moindre Sera
 de Cent Livres a mesure desquels païements
 lad Rente diminuera La so^e de mil
~~quatre~~ Vingt Livres
 qui est a Raison du denier Vingt et
 païant les arrerages qui se trouveront lors
 deus et Echus, frais et loyaux couts, A
 toutes lesquelles Clauses Et Conditions led
 preneur pour lui sesd hoirs et ayans
 Cause s'est soumis et de païer aussy
 Annuellement led Cens aud Jour Onzieme
 Novembre dont la premiere année de païem^t

Echerra au onzieme Novembre prochain
et Continuer dela en avant a toujours et tant
et Si longuement qu'ils Seront possesseurs
et detempteurs de tout ou partie de lad
Concession et Si led preneur sed hoirs
et ayans Cause manquent ou Contreviennent
a quelqu'une des Clauses cy dessus ces pntes
demeureront nulles des le moment de la
Contravention comme si elles N'avoient Eté
passées et Ne serviront que pour Se faire
par Mesd Sieurs Seigneurs païer des
arrerages qui se trouveroient lors deus et
Echus frais et loyaux Couts Car ainsy &c
et pour l'Execution &c Ont Esleus leur domicile
sçavoir Mond S^r de Belmont la Maison
Seigneuriale et led Preneur la Demeure de
la Veufve Vaudry Sa Bellemere Scize au bout
de la ruë S^t françois en cette Ville auquel Lieu &c
Nonobstant &c promett &c obligant&c
Renonçant&c fait et passé audit Villemarie
en Une des Salles dud seminaire L'an Mil Sept
Cent huict le Cinquieme Janvier apres Midy prd
des Sieurs jean Brunet Boucher et françois
Gerome d. La tour sergant des troupes temoins

demeurant aud Villemarie qui ont avec
Mond Sr de Belmont led Sr Cailhe et
Notaire Signé ces presentes apres Lecture
faite suivant L'ord^{ce} /
Neuf mots Raturez sont Nuls

François Vachon de Belmont
pretre

M Cailhe pre

Jean brunet

La tour

P. Rimbault

RAIMBAULT, P., 15.09.1708

15^e 7^{bre} 1708

L. Langevin

dit LaCroix

Pardevant Le notaire Royal

de lisle de montréal resident a Ville marie

soussignés Et temoins Enfin nommés fut

present Messire François Vachon de belmont

lun des prestre du seminaire de S^t Sulpice deParis superieur de Mess^{re} les Ecclesiastiqu^{es}

du seminaire de Ville marie procureur de

¶ mess^s François L'Eschassier pretre docteur

en theologie de la faculté de paris superieur

de Mess^{rs} les Ecclesiastiques dud^t seminairede S^t Sulpice de paris seigneur proprietairesde lad^t Isle de montreal Et autre Lieux lequelassisté de m^{re} Leonard ChaigneauL'un de Mesd S^{rs} Ecclesiastiques Et occonome

aud Ville marie a reconnu Et confessé

avoir baillé Et delaissé a tiltre de cens Et

rente Led cens portant profit de lots

Et ventes seisinnes deffauts Et amende

quand Le cas y Escherra des maintenant
Et a toujours a Louis Langevin d. La Croix
habitant dem^t a la Coste S^t Joseph pres cette ville
a ce present Et acceptant preneur ausd^t tiltre
pour luy ses hoirs Et ayans cause alavenir
Trois arpens de terre de largeur sur toute la
profondeur qui se trouvera Entre Les terres
concedées au cartier S^t Joseph Et celle de la coste
notre Dame des neiges a costé Et le long des
terres promises au nommé Desrochers dans le domaine
de la Montagne appartenante a Mesd S^{rs} Seigneurs
tenant La totalité d'un bout pardevant aux terres
de la coste ~~notre~~ S^t Joseph Cy devant concedées
d'autre bout parderriere aux terres concedées a lad
Coste notre dame des neiges d'un costé aud
Desrochers Et d'autre part a Couzinot ainsy
que le tout se Poursuit Et Comporte sans
aucunnes Choses En Excepter ny Retenir

Le tout tant En terres nettes que fredoches Et bois
debout de la plus ample declaration tenans Et
aboutissans, circonstances Et dependances de la
laquelle Led preneur s'est dit content, Et la
l'avoü Veu Et Visité, lesd terres tenües Et
mouvantes En censive de lad seigneurie de
Montreal Et Envers Elle chargées par cest
presentes de dix sols Et Un demy minot de bled
froment, bon, loyal Et Marchand par chaque
vingt arpens que se trouvera contenir Lad
terre, a L'effect de quoy Led preneur la fera
incessamment mesurer Et borner, Letout de cens
payable par chacun an au onzieme novembre, Led
cens portant profict de lots Et Ventes saisinnes
Deffauts Et amendes quand Le cas y Escherra
avec droicts de retenüe Et sujette aux moulins
de lad seigneurie apaine de confiscation desd

grains Et d'amende arbitraire pour desd terres
Jouir faire Et disposer par led preneur sesd
hoirs Et ayant cause ainsy que bon luy semblera
a la charges dud cens Et autre droicts de banalité
Et aussy que led preneur sera tenu promet Et
soblige de batir sur lesd terres, y tenir feu Et
Lieux, les deserter Et Entretenir en bon Etat,
souffrir tous les chemins qui seront marqué
par mesd S^{rs} Seigneurs Et descouvrir les terres
Voisines a Mesure qu'il sera necessaire, se
Reservant Mond S^r de belmont pour mesd S^{rs}
Seigneurs, Un arpens de bois debout qui n'aura
point Eté couru pour le faire Enlever de dessus
Lesd terres Et En disposer quand Et ainsy qu'ils
aviseront Et les bois dont ils pourroient avoir
Besoin pour leurs batimens Et Clotures sur
toutes Lesd terres sans En rien payer Et sans

que led preneur sesd hoirs Et ayans Cause
puissent Vendre ny transporter a quelque
tiltre que ce soit Leds terres a aucune mains
Morte ni communauté Et autre moyennant
La somme de soixante Et quinze
Livres de Rente annuelle, Et perpetuelle de
nouvelle charges Et de bail d'heritage que led
preneur pour luy sesd hoirs Et ayant cause prom^{et}
Et soblige bailler Et payer amesd S^{rs} Seigneurs
ou au porteur des presentes En leur Maison
seigneurialle par chacun an, dont la premiere
année Escherra dans un an d'huy Et dela En
avant tant sur lesd terres presentement baillé
aud preneur qui En sont Et demeurent chargées
affectées, obligées Et hypotequées Comme
generalement sur tous Et chacuns les autres
biens Meubles Et Immeubles presents Et a

Venir dud preneur desd hoirs Et ayans cause
que led preneur En a chargées affectées Et
hypotequée a fournir Et faire Valoir lad
Rente bonne solvable Et bien païable par
chacun an a toujours sans que les obligations
generalle Et speciale derogent Lune a lautre
a la charge de laquelle rente Mond S^r
Bailleur sest demis de saisy Et devestu desd
terres pour Et au profit dud preneur lequel
sest aussy demis Et desaisy Et de Vestu de tous
sesd biens au profit de Mesd S^{rs} Seigneurs
Jusqua La Valeur Et concurrence de lad rente
Voulant &c laquelle rente de Soixante et
quinze Livres quoyque ditte perpetuelle
sera neantmoins Et demeurera rachetable a
toujours En rendant Et payant par led preneur
ses hoirs Et ayans Cause ou Un Seul ou

plusieurs paiements dont le moindre Sera de Cent
Livres a mesure desquels paiements lad rente diminuera ou
La somme de quinze Cent Livres
qui Est a raison du denier Vingt Et payant
Les arrerages qui se trouveront Lors deus Et
Escheus frais Et loyaux cous a toutes lesquelles
clause Et Conditions Led preneur pour luy ses
d. hoirs Et ayans cause sest soumis Et de
Payer aussy annuellement led cens aud Jour
onzieme novembre dont la premiere année de
payment Echerra au 11^e novembre prochain Et
continuer dela En avant atoujours tant Et sy
Longuement quils seront possesseurs Et
detempteur de tout ou partie de lad Concession
Et sy Led preneur sesd hoirs Et ayans cause
Manquent ou contrevienement a quelqu'une
des clauses cy dessus cest presentes demeureront

nulles Et comme non fait Et ne serviront que
pour se faire par Mesd S^{rs} Seigneurs payer des
arrerages Et droicts qui se trouveroient lors deus
Et Echeus tous frais Et loyaux cous car ainsy
&c Et pour Lexecution &c ont Esleu leur
Domicille sçavoir Mond S^r de Belmont La
Maison seigneurialle Et led preneur celle
du Notaire soussigné Scize ruë de l'hospital
auquel Lieux &c nonobstant &c promettant &c
obligeant &c Renonçant &c fait Et passé
aud Ville Marie En Une des salle dud
seminaire Lan Mil sept cent huict le quinzieme
Jour de septembre apres midy presence des sieurs
Jacques de la Celle menuisier et jean Brunet boucher
dem^t aud Villemarie, Led Preneur a déclaré
ne sçavoir escrire ny signer dece Interpellé
apres Lecture faite.

François Vachon de Belmont pretre

L. Chaigneau

Jean Brunet

Jacques de La Celle

P. Rimbault

RAIMBAULT, P., 20.09.1708

20^e 7^{bre} 1708

Jean françois

Prudhomme

Fut present Messire françois Vachon
 de Belmont lun des prestres du seminaire
 de S^t Sulpice de Paris superieur de mess^{res}
 les Ecclesiastiques du seminaire de Villemarie
 Procureur de messire françois L'Eschassier
 prêtre Docteur en theologie de la faculté de
 Paris superieur de Mess^{rs} les Ecclesiastiques
 dud Seminaire de S^t Sulpice de Paris
 seigneurs Proprietaires de lad isle de
 Montreal Et autres Lieux lequell assisté
 de m^{re} Leonnard Chaigneau l'un de Mesd S^{rs}
 Ecclesiastiques Et occonome aud Ville marie
 a Reconnu Et Confessé avoir baillé Et
 delaissé a tiltre de Cens Et rente Led cens
 portant profit de lots Et ventes saissines
 Deffauts Et amendes quand le cas y Escherra
 des maintenant et a toujours a françois
 Prudhomme fils de dem^t chez françois Prudhomme son
 pere a ce present Et acceptant preneur auxd^t tiltre
 pour luy ses hoirs Et ayans causes a L'avenir ^H
 trois arpens de terre de Largeur sur
 toute La profondeur qui se trouvera Entre
 les terres concedées au Cartier S^t Joseph Et

^H

assisté dud
 françois Prudhomme
~~qui l'a~~ autaurisé
 pour faire lacquisition
 cy apres

celles de la Coste Notre Dame des Neiges a
Costé et le long des terres ~~promises~~ dud prudhomme
Pere dans le domaine de la Montagne
apartenante a Mesd S^{ts} Seigneurs tenant la
totalité d'un bout pardevant aux terres
de la Coste S^t Joseph cy devant concedées
d'autre Bout par derriere aux terres
Concedées a lad Coste Notre Dame des Neiges
d'un costé aud prudhomme Et d'autre part a
Desrochers
Le tout tant en terres nettes que fredoches
et bois debout, de la plus ample declara'on
tenants Et aboutissans Circonstances Et
D'ependances de laquelle led Preneur
s'est dit content et l'avoir Veu Et Visité,
lesd terres tenus Et mouventes En Censive
de lad seigneuries de Montreal et Envers
Elle chargées par cest presentes de dix
sols et un demy minot de Bled fromen
bon loial et Marchand par chaque ~~an~~
vingt arpens que se trouvera Contenir
lad terre a L'effect dequoy led Preneur

La fera incessamment mesurer Et
borner, letout de Cens paiable par chacun
an au onsieme novembre led Cens portant
profict de lots et Ventes saisinnes Deffauts
et amendes quand le Cas y Escherra avec
droicts de retenüe Et sujette aux moulins
de lad seigneurie apeine de Confiscation
des grains et d'amende arbitraire, Pour
desd terres jouir faire et Disposer par
led Preneur sesd hoirs et ayant Cause
ainsy que bon lui Semblera a la charges
dud Cens et autres droicts de Bannalité
Aussy que led Preneur sera tenus
promet Et s'oblige de batir sur lesd
terres, y tenir feu Et Lieu, les deserters
et Entretenir en bon Etat, Souffrir
tous les Chemins qui seront marquez
par Mesd S^{rs} Seigneurs en descouvrir les
terres voisinnes a fesur qu'il Sera
Necessaire, se Reservant Mond S^r de
Belmont pour mesd S^{rs} Seigneurs un
arpens de bois debout qui naura point
Eté couru pour le faire Enlever de

Dessus lesd terres et en disposer quand Et
ainsy qu'ils aviseront Et les bois dont
ils pourroient avoir Besoin pour leurs
Batimens et Clotures sur toutes lesd
terres sans en rien paier et sans que led
preneur sesd hoirs Et ayans Cause
puise vendre ny transporter a quelque
tiltre que ce soit leds terres a aucune
mains Morte ni Communauté, Et
autre moiennant La somme de
soixante quinze Livres monnoye de ce païs
Rente annuelle et perpetuelle de
nouvelle charges et de bail d'heritage
que led preneur pour luy sesd hoirs Et ayant
Cause promet et s'oblige bailler Et paier
amesd S^{ts} Seigneurs ou au porteur des
presentes en leur maison seigneuriale par
chacun an dont la premiere année
Escherra dans un an dhuy et dela En
avant tant sur lesd terres presentem^t
baillé aud preneur qui en sont Et
Demeure chargées affectées obligées Et
hipotequées Comme generalmente sur

H

Un Seul ou
plusieurs païem^t
dont le moindre
Sera de Cent
Livres

tous Et chacuns les autres biens meubles Et
Immeubles presents et a venir dud preneur
desd hoirs Et ayans Cause que led preneur en
a chargées affecté et hypotequée a fournir
et faire valoir lad rente bonne solvable
Et bien payable par chacun an a
toujours sans que les obliga'ons generale
Et speciale derogent L'une a l'autre
a la charge De la quelle rente Mond S^r
Bailleur s'est demys desaisy et devestu desd
terres pour Et au profit dud preneur lequel
sest aussy demis Et desaisy deVestu de tous
sesd biens au profit de Mesd S^{rs} Seigneurs
jusqu'a la Valeur Et concurrence delad
rente Voulant &c Laquelle rente de
soixante quinze livres quoyque ditte
perpetuelle sera neantmoins et demeurera
rachetable a toujours en randant Et paiant
par led Preneur a Mesd Srs Seigneurs
ou a leurs ayans Cause En ~~trois paiements~~
a mesure desquels païements lad Rente diminuera
La somme de quinze Cent Livres
qui est a raison du denier Vingt, Et paiant

les arrerages qui se trouveront Lors deus Et
Escheus, frais et Loiaux Coux, a toutes
les quelles clauses et Conditions led
preneur pour Luy sesd hoirs et ayans
Causes s'est soumis et de Païer aussy
annuellem^t led cens aud Jour onsieme
Novembre dont la premiere année de
paiem^t Echerra au 11^e Novembre prochain
~~HH~~ et Continuer dela en avant a toujours
tant et sy Longeument quils seront
possesseurs Et detempteur de tout ou partie
delad Concession ~~HH~~ et sy led preneur ses
dit hoirs et ayans cause Manquent ou
Contrevienement a quelqu'une des clauses
cy dessus cest presentes demeureront
nulles et Comme non fait et ne serviront
que pour se faire par Mesd S^{rs}
Seigneurs paier des arrerages Et droicts
qui se trouveroient lors deus Et Echeu
tous frais et Loyaux Coux & Car
ainsy & et pour LExecution &c ont
Esleu leur Domicille sçavoir Mond S^r
de Belmont la Maison seigneuriale

Et led prudhomme pere et fils en la
maison dud Prudhomme proche cette ville
auquel Lieux &c nonobstant &c promet &c
obligeant &c Renonçant &c fait Et
passé aud Villemarie en une des salles
dud seminaire L'an Mil sept cent
huict le vingtieme Jour de septembre apres midy
presence des sieurs Jacques de la Celle
menuisier Et jean Brunet boucher temoins
demeurans aud Villemarie, Et ont
II meme led françois Prudhomme
pere s'est volontairement endit Et
Constitué pleine et Caution de sond
fils pour l'Execution a ce _____
Et entier payement et Satisfaction tant de
lad rente annuelle III et autres Charges
Clauses Et Conditions cydessus en
faisant son propre affaire
Mots Raturez sont Nuls
III avec une année qui est Echüe au onzieme
novembre de L'année derniere mil sept

Cent sept attendu qu'il en est en possession
 et Jouissance pendant lesd deux années qui
 Echerront aud Jour onzieme Novembre prochain
~~HH~~ Et arrerages et son principal que

f prudhomme

Francois Vachon de belmont pretre

Chaugneau pre

francoisprudhome

jean brunet

Jacques de la Celle

P Raimbault

Aujourd'hui
 Pardevant le notaire
 royal susd^{te} Isle soussigné
 Est comparu Messire François
 Citoys de Chaumaux
 pretre procureur Et
 Oconome de Mesd S^{rs}
 Seigneurs de cette Isle Lequel
 a reconnu et Confessé avoir reçu
 Comptant de François prudhomme
 fils nommé au contrat cydessus écrit
 luy a baillé païé Compté nombré et reellement deslivré la som^e
 de six Cent livres Monnoye de ce pays en Monnoye de Cartes et
 bonne Et ayans cours pour achapt Et _____ Et amortissement
 de trente livres de rente a deduire de celle de soixante et
 quinze livres Constitué par led Contrat cy dessus laquelle au
 moyen desd presentes a esté réduite a quarante cinq livres de
 rente de ce jour a l'avenir de laquelle somme de six cent
 livres Est Constitué Celle de Cinq cent trente livres provenant
 de la vente faite par led prudhomme et sa femme de certain
 arpen de terre scize a la petite riviere de la Coste S^t Joseph ~~HH~~
 par Contrat passé devant le No^{re} a l'Effet de la Subroga^{on}
 a la quelle il s'est obligé par le Contrat de lad Vente. Car ainsy
 fait et passé aud Villemarie en une des salles dud Seminaire
 Lan Mil Sept cent treize le Vingt Septieme jour de Mars
 apres midy Et a led prudhomme Signé avec sa femme de luy
 authaurizée presence de Jacques de la Celle Menuisier Et Claude
 Robillard habitant de la Coste S^t Paul Soussigné avec led parties
 Et
~~HH~~ au Notaire Soussigné ~~HH~~ lad declaration faite
François Citoys de Chaumaux ptr *Claude Robillard*
francoisprudhomme Jacques de la celle *P. Raimbault*

RAIMBAULT, P., 12.12.1708

12^e X^{bre} 1708

P. Desrochers

Pardevant Le notaire Royal de
lisle de Montréal fut present Messire François
Vachon de Belmont lun des prestres du seminaire
de S^t Sulpice de paris superieur de Mess^{re} les
Ecclesiastiques du seminaire de Ville marie
Procureur de Messire François Leschassier prêtre
docteur en theologie de la faculté de paris superieur
de Mess^{rs} Les Ecclesiastiques dud seminaire de S^t
Sulpice de paris seigneurs proprietaires de lad Isle
de montreal Et autre Lieux lequel assisté de
M^{os} Leonnard Chaigneau l'un de Mesd S^{rs}
Ecclesiastiques Et occonome aud Ville marie a
Reconnu Et confessé avoir baillé Et delaisé a
tiltre de cens Et rente led cens portant profict
de lots Et ventes saisinnes deffauts Et amendes
quand Le cas y Escherra des maintainants Et a
toujours a Paul Desrocher fils demt chez
Paul Desrocher son pere a ce present Et

	acceptant preneur ausd ^t tiltre pour luy ses hoirs
	Et ayant cause alavenir assisté dud Paul ^{II}
^{II} Desrocher	Prudhomme qui l'ont authaurizé pour faire
Et de Susanne	lacquisition cy apres, Trois arpens de terre de largeur
Le Duc Sa	sur toutes la profondeur qui se trouvera Entre les
famme ses pere	terres concedées au cartier S ^t Joseph Et celle de
Et mere	La coste notre dame des neiges a costé Et le long
	des terres de prudhomme fils dans le domaine
	de la Montagne Apartenante a mesd S ^{rs} Seigneurs
	tenant la totalité d'un bout pardevant aux terres
	de la coste S ^t Joseph cy devant concedées
	dautre bout parderriere aux terres concedées a la
	d. coste notre dame des neiges dun costé aud
	prudhomme Et dautre part a Louis Langevin
	d ^t La croix
	Le tout tant En terres nettes que fredoches Et
	bois debout de la plus ample declaration tenant

Et aboutissans circonstances Et dependances de
laquelles led preneur sest dit content, Et Avoir Veu
Et Visité lesd terres tenus Et mouventes Et censiné
de lad seigneurie de montreal Et Envers Elle chargées
par ces presentes de dix sols Et un demy minot de
bled froment bon loyal Et marchand par chaque
Vingt arpens que se trouvera contenir lad terre
a L'effect de quoy led preneur La fera incessamment
mesurer Et borner, Le tout de cens payable par
chacun an au onzieme novembre led cens portant
profit de lots Et Ventes saisinnes deffauts Et amende
quand le cas y Escherra avec droict de retenüe Et
sujette aux moulins de lad seigneurie a peine de
confiscation des grains Et d'amende arbitraire
pour desd terres Jouir faire Et disposer par led
Preneur sesd hoirs Et ayans cause ainsy que
bon lui semblera a la charges dud cens Et
autre droicts de banalité, Et aussy que led preneur

sera tenu promet Et soblige de batir sur lesd terres
Y tenir feu Et lieu des deserter Et Entretenir en
bon Etat, souffrir tous les chemins qui seront
marquez par mesd S^{rs} Seigneurs Et descouvrir les terres
Voisines a Mesure quil sera necessaire se reservant
mond S^r de Belmont pour mesd S^{rs} Seigneurs un
arpens de bois debout qui n'aura point Eté couru
pour le faire Enlever de dessus lesd terres Et En
disposer quand Et ainsi quils aviseront, Et les
bois dont ils pourroient avoir besoin pour leurs
batimens, ^{et} clotures sur toutes lesd terres sans En
rien payer Et sans queled preneur sesd hoirs
Et ayant cause puiss^t Vendre ny transporter
a quelque tiltre que ce soit leds terres a aucune
mains morte ni communauté, Et outre
moiennant La somme de soixante quinze livres
monnoye de ce pays de Rente annuelle Et perpetuelle

de nouvelle charges Et de bail dheritage que le
 d. preneur pour luy sesd hoirs Et ayant Cause
 promet Et soblige bailler Et payer amesd S^{rs}
 H Seigneurs ou au porteur des presentes En leur maison
 a la S^t martin seigneuriale par chacun an dont la premiere année
 onzieme 9^{bre} Escherra H dans un an d'hy Et de la En avant
 prochain outre tant sur lesd terres presentent baillé aud preneur
 deux années a qui En sont et demeurent Chargées affectées obligées
 eschoir au Et hypotequée Comme generallement sur tous
 11 9^{bre} dernier Et chacuns les autres biens Meubles Et
 a cause des Immeubles present Et a Venir dud preneur
 Jouïssances sesd hoirs Et ayans Cause, que led preneur
 passées En a Chargées affecté Et hypotequée a
 fournir Et faire Valoir lad rente bonne
 solvable Et bien payable par chacun an
 a toujours sans que les obligations generale Et
 speciale derogent Lune a lautre, a la charge
 de la quelle Rente Mond S^t bailleur sest
 demis de saisy Et devestu desd terres pour

Et au profit dud preneur lequel sest aussy
demis Et desaisy Et devestu de tous sesd biens
au profit de Mesd S^{rs} Seigneurs Jusqua La
Valeur Et concurrence de lad rente, Voulant
&c Laquelle rente de Soixante quinze livres
quoique ditte perpetuelle sera neantmoins Et
demeurera rachetable a toujours En rendant Et
payant par led preneur a mesd S^{rs} Seigneurs
ou a leurs ayans Cause en Un seul ou
plusieurs paiem^t dont le moindre sera de cent
Livres Et mesure desquels paiem^t lad rente
diminura La somme de quinze Cent livres
qui Est a raison du denier Vingt Et paient
Les arrerages qui se trouveront lors deus Et
Escheus frais Et loyaux couts, a toutes les
quelles clauses Et Conditions led preneur
pour luy sesd hoirs Et ayant cause sest

H

Paul Desrocher

Et Susanne

Le Duc sa

femme de sond mary

authaurisée

se sont

HH que lad

rente sera

deüe Et que

quelqu'un d'eux

leurd hoirs

ou ayant cause

soumis Et de payer aussy annuellement led Cens

aud Jour onzieme novembre dont la premiere

année de payem^t Echerra au onzieme novembre

prochain avec deux années qui sont Echües au

onzieme novembre ~~de l'année~~ ~~mil sept~~~~Cent sept~~ attendu quil En Est En possessionEt Jouissance pendant lesd deux années ~~qui~~

Echeurent aud Jour onzieme novembre dernier

~~prochain~~ même lesd H ~~françois prudhomme~~~~pere sest~~ volontairement rendu Et Constitué

pleine Et Caution de sond fils pour lexecution

accomplissement Et Entier paiement Et satisfacti^{on}

de la ditte rente annuelle Et arrerages Et sond

principal, Et autre charges, clauses Et

Conditions cy dessus En faisant Lesien propre

affaire Et de continuer dela En avant a toujours

tant Et sy Longuement HH ~~quils~~ seront

possesseur Et detempteur de tout ou partie delad
Concession Et sy Led Preneur sesd hoirs Et
ayant Cause changent ou contrevienement
a quelqu'une des clauses cy dessus cest presentes
demeureront nulles Et Comme non faites Et ne
serviront que pour se faire par Mesd S^{rs}
Seigneurs payer des arrerages Et droicts qui se
trouveroient lors deus Et Echeus tous frais Et
Loyaux cous &c Car ainsy &c Et pour
Lexecution &c ont Esleu leur domicile sçavoir
Mond S^r de belmont la maison seigneuriale
Et lesd Desrocher pere Et fils En la maison de
M^s ~~H. prudhomme~~ ~~proche~~ cette Ville auquel
Lieux &c nonobstant &c promettant &c oblig^t &c
Renonçant &c fait Et passé aud Ville marie
En Une des salles dud seminaire Lan mil sept

Cent huict le douzieme Jour de decembre apres
midy presence des sieurs Jean brunet dit la
Sablonniere boucher et Jacq de la celle menuisier temoins
demeurant aud Ville marie Et ont Signé
aprouve Dix huict Mots raturez de nulle
Valeur / ^H de Repentigny Sçize rüe S^t Paul En
François Vachon debelmont pretre

L. Chaigneau

Paul deroche

Susanne Leduc

Jean Brunet

Jacques de La Celle

P. Rimbault

RAIMBAULT, P., 09.03.1710

9 mars 1710 fut pnt Jean Cousineau habitant dmt pres La montaigne
 Bail a ferme a moitié proche de Cette ville Lequel a volontaire^t Recosnnu & Confesse avoir
 par Cousinau a baille & delaisse a tiltre de Loyer & ferme de ce Jour Jusques a deux ans
 Langevin finies aux despouilles prochaines & Consecutives de tous fruits finies &
 Accomplies & promet fr Jouir pendant Led temps a Anthoine
 Langevin dem^t En Cette ville a Cepnt & acceptant preneur & Retenant
 aud tiltre pour Luy Led temps durant, Toulte La terre Labourable quy
 est sur la Concession de quatre arpents de front q Luy baillera Scize a lad
 montaigne Aprendre depuis _____ de La maison dud bailleur Jusques
 au pied de La montaigne, Lesquelles Terres Labourab^s Led preneur Ensemancera
 & Cultivera pendant Led temps Comme un bon mesnager (?) Doit faire, que
 Tous Les grains quy se Recuilleront sur lesd terres seront pendant Led
 temps seront partages par moitie scavoir Le bled ~~sera En ca~~ & lavoine
 sur le Champ & a la gerbe & la part dud bailleur Led preneur La portera
 dans Sa grange ^V A Laquelle Led preneur pourra mestre aussy sa part sans en
 rien paier, Et Les poix Les batront batront sur le Champ & Chacun fournira
 Un homme, Et si led preneur y seme dau^s memes Grains seront partages par
 moitie Comme dessus, Et Touttes semances seront fournies par moitie Entre
 Les parties Car ainsy & pro^t & ob^t & rennoncant & fait & passe aud
 ville marie Estude dud no^{re} Lan mil sept Cent dix Le Neufviesme Jour
 de mars apres midy Enpnce des Srs Jean Meschin & Louis prudhomme
 & Louis prudhomme temoins dmts aud ville marie sous signes avec
 Led no^{re} Lesd parties ont deClare Ne scavoir Ecrire ny signer de Ce
 Enquis apres Lecture faite suivant Lord^{ce}

Jmeschin LPrudhomme

Adhemar

ADHÉMAR, A., 21.06.1710

~~21^e juin~~ Ordonnance de Monseig^{re} Lintendant po^r Les Dames
Religieuses Contre Biron Leduc Et au^{tres} Remis En mon estude Le
21^e juin 1710

Antoine Denis Raudot
Cons Du Roy En son Conseil Intendant
de Justice, police, Et finances En La
Nouvelle france

Les Dames Relligieuses de Lhotel
Dieu de Cette Ville Comparant par
le S^r adancour ayant fait
venir pardevant Nous Joseph
Leduc, Pierre Biron, Jean LeDuc
Paul Desrochers, françois Prudhomme
et La femme de Louis Langevin
habitants De la Coste de S^t. Joseph
faisant tant pour Eux, que pour
les autres habitants de Lad Coste
pour voir dire quils seroient tenu
De Nettoyer Chacun en droit Soy
mesme Creuser, et Dagrandir

le lit de La Riviere sy besoin est
pour donner le Cour aux Eaux
qui Descendent par lad Riviere
afin d'Eviter les grands Dommages
que les dites Eaux leur causent par
l'inondation qui se fait sur leur
terres, et Ce Incessamment sous
Telle peine quil Nous PLairoit
Et lesd habitans Nous ayans
Representé qu'ils ne pourroient
pas Creuser lad. Riviere, attendu
l'eau qui Estoit retenue par lescluse
du moulin appartenant au Seminaire
De Cette Ville; Et quils Consentent
Tous de nettoyer lad Riviere chacun
Vis a Vis leur habitation particur

Nous ordonnons que lesd
habitans nettoyeront lad
Riviere Chacun Vis a Vis de
Leurs habitations; en osteront
les Bois, et Couperont les
fredoches qui sont a Costé
d'Icelle, et Ce pour donner
un Libre Ecoulement aux
Eaux Mandons & fait
a Montreal ce Vingt^e Juin
1709 *Raudot*

*Par monseigneur
Seurrat*

RAIMBAULT, P., 08.03.1713

8^e Mars 1713

Pardevant &c fut present

Messire françois Vachon de Belmont l'un des
prestres du Seminaire de S^t Sulpice de Paris
Superieur de M^{rs} Les Ecclesiastiques du Semin^{re}
de Villemarie procureur de M^{re} françois
Leschassier pretre docteur en theologie de la faculte
de Paris superieur de M^{rs} Les Ecclesiastiques
dud Seminaire de S^t Sulpice de Paris
Seigneurs propriétaires de lad Isle de Montreal
Et autres Lieux Lequel assisté de M^{re}
françois Citoys de Chaumaux pretre secretaire
Et Oeconome de Mesd S^{rs} Seigneurs audit
Seminaire de Villemarie a volontairement
reconnu et Confessé avoir baillé et delaissé a
tiltre de ferme a Commencer au quinzieme
de ce mois et Continuer ensuite Jusqua ceque
six années Entieres a Antoine Baudria
preneur present et acceptant la terre et domaine
de Mesd S^{rs} Seigneurs Scize a la Montagne
Consistante au terres labourables, prairies
pacages et fredoches ainsy que lad terre
se poursuit et Comporte tenant d'un bout
aud habitations de Notre Dame des Neiges
d'autre aux terres du quartier S^t Joseph
d'un Costé aud terres de la Coste S^t
Antoine et d'autre Costé partie aux terres
de Jean Leduc et partie a celles du

notaire soussigné sans autre choses
Excepté que le fort ~~qui se trouve sur~~
de la Montagne le Verger Et Jardin
~~en Jouir~~ et Clos contigu, dont ledit
preneur N'aura autre jouissance que
son logement dans les Deux tours
du bas dud fort et la grange qui est
au dehors et Pour faire Valoir lesd
terres luy Sera fourny les Bestiaux
et Ustenciles dont sera fait Inventaire
prisee et estimation lorsqu'il a luy
seront remise, ~~au pre~~ Lesquels Bestiaux
Et Ustenciles Seront rendus a la fin du bail
en sortant de lad ferme de Meme valeur
Et led Baudria a promis apporter & amener
a lad ferme les Boeufs Vaches et autres
Bestiaux a luy appartenant qui Seront
estimés en entrant a lad ferme et le prix
luy en Sera païé par Mesd S^{rs} Seigneurs
si bon luy Semblera auquel cas il les
laissera a lad ferme en Sortant et de même
Valeur, Comme aussy Mond S^r de
Belmont promet fournir et livrer aud
preneur en Entrant a lad ferme quatre
Cochons Nouritureaux qui Seront estimés

en les luy livrant pour être rendus par
 led preneur de Meme prix lors de
 la resolution dud Bail
 Ce bail fait a la charge par led
 preneur de Cultiver bien et deüement
 par led preneur les terres de lad ferme
 par sols et saisons Convenables, et les
 Ensemencer de bons grains, tenir led
 pres nets et en bonne Nature de friche
 Convertir les fourages en fumier et en
 fumer lesd terres et pres, Entretenir
 ## et les rendre les Clotures # en bon estat ## a leffet de quoy
 a la fin du bail elles seront visitées ce printemps
 ### en entrant a lad ferme, Et den paier
 ainsy qu'il a Mesd S^{rs} Seigneurs En leur hotel
 n'y a point de Seigneurial, Sçavoir Pour la presente année
 guerets faits Cinquante Minots de bled froment, trente
 Minots d'avoine Vingt Minots de
 pois, ###, et les années suivantes de
 cent Minots de bled froment, quatre vingt
 Minots d'avoine et Vingt Minots de
 pois pour chaque année que led preneur
 promet et s'oblige bailler et paier
 a Mesd S^{rs} Seigneurs (illisible)
 lesd pois a la toussain, et le bled Et
 avoine a la chandeleur de chaque année

a Commencer a la toussain et a la chandeleur
prochain, et outre deux cochons par
chacun an qui Seront choisis chaque
automne par Mesd S^{rs} SEigneurs Sur Ceux
qui Resteront aud preneur apres qu'il en
aura choisy deux pour luy
um poulet et une douzaine doeufs par
chacun an pour chaque poulle, dix
livres de beure par chaque vache
et quarante pots de lait aussy par
chacun an et traisnera quinze Cordes de
bois de chauffage a la Montagne et prisé au lieu
qui luy sera indiqué, et Encore fournira
et appartiendra a Mond S^r Seigneur
la Moitié des Accroits des vaches
delad ferme lesquels Seront partagés
~~que Dautre~~ tous les trois ans,
Et encas de perte ou profit Sur lesd
Bestiaux de lad ferme de quelque
Maniere que ce Soit lad perte ou
profit Sera partagé ou suportée Par
Moitié entre Mesd S^{rs} Seigneurs et le
le preneur lequel pourra prendre des bois
Et perches pour l'Entretien des clotures
Et pour son chauffage Seulement ou il luy

Sera Indiqué le plus proche que
 faire se pourra a toutes lesquelles
 Charges Et promesse cy dessus led
 preneur a obligé tous ses biens present et
 a Venir et rendre et delaisser tous les
 ustenciles, clotures, bestiaux, fourages
 Et autres choses de Meme valeur Et Estimé
 que le tout luy aura Eté fourny livré Et
 païé Suivant l'Etat et Estimation que
 Lesd Parties en feront En Commençant
 la Jouissance du present bail duquel il
 sera loisible auxd parties se desister
 Et departir en s'avertissant l'une lautre
 une année d'avance Auxquel cas d'avertissement
 d'un () a l'autre led bail
 Et prise Demeureront Nuls sans aucun damages
 Et Interests de part et d'autre pour raison
 du tems qui resteroit a expirer et lequel Ne
 sera d'aucune consideration au Moyen de la
 presente clause Sans laquelle et autres
 cy dessus les bail n'auroit été consenty

Fait Et passé

aud villemarie En une des Salles dud
 Seminaire L'an Mil sept cent treize le
 huitiesme jour de Mars en presence de jacques
 de la celle Et Estienne Gibault temoins demeurant aud villemarie
 Le preneur a déclaré ne Sçavoir Signer de ce
 Interpellé Lecture faite.

Francois Vachon de Belmont pre

françois Citoys de Chaumaux ptr

Etienne gibaul

Jacques de la Celle P. Raimbault

RAIMBAULT, P., 23.07.1713

23^e juillet 1713

Pardevant Le Notaire royal de
l'Isle de Montreal en la Nouvelle france
resident a Villemarie fut present Jean Cousinot
habitant dela Coste Notre Dame des Vertus
en cette Isle de present en cette ville ~~Lequel~~
~~tant en son nom que se faisant et portant~~
~~fort de~~ Jeanne Benard sa femme qu'il a
authaurisée a l'Effet des presentes Lesquels
ont Volontairement Reconnu Et Confessé
avoir Vendu cedé quitté transporté Et
delaissé par ces présentes et promis Et
Promettent Solidairement et deux Seul
pour le tout sans division discussion ni
fidejussion Renonceant auxd Benefice
Garentir de tout troubles, Dons Doüaire et
propres Substitutions, evictions et autre
Empechements generalement quelconques a
S^r Pierre Descarris fils de S^r Paul
en cette Isle led S^r Descaris pere
Stipulant et acceptant pour sondit fils
Et Ses hoirs et aïans cause a l'avenir Une
habitation Scize a la Coste S^t Antoine
au pied dela Montagne En cette Isle
de la Contenance de quatre arpens de front
Sur la profondeur qui se trouve Entre

+ passé pardevant
le No^{re} soussigné
le 31^e juillet
1706

les terres de la Coste Notre Dame des
Neiges et celles de la Coste S^t Joseph tenant
la totalité d'un bout par devant partie aux
terres dud S^r Descarris pere et partie aux
terres des pauvres de l'hostel Dieu de
cette ville, d'autre bout par derriere aux
terres delad Coste Notre Dame des Neiges
d'un Coste a Louis Langevin, et d'autre part
a Lespine chevaudier Avec les Batimens
construits Sur lad terre et ainsy que le tout
se poursuit Et Comporte sans aucune chose
En Excepter retenir ny reserver par lesd
Vendeurs que la Recolte de la presente
année et la jouissance desd Batimens
pour son gendre fermier delad terre
Jusqu'a printemps prochain sans ()
en pouvoir rien oter retirer Ny demolir
aucun desd Batimens dont et du tout led
acquireur aud Nom a dit avoir une
Entiere Et parfaite Connessance en
() contenu aud Vendeur apparten^t
par Contrat D'Echange fait avec
M^{rs} Les Seigneurs de cette Isle + Et
Envers Elles chargée de dix sols En
Un demy Minot de bled froment bon loyal
Et Marchand de Cens Par chacun an

pour Chaque Vingt arpens de Superficie
 de lad habitation payable au onzieme
 Novembre dont la premiere année de
 paiement pour la possession dud acquerueur
 Escherra au onzieme Novembre de l'année
 prochaine Mil Sept cent quatorze
 lesd vendeurs en garantissant des arrerages
 Jusqu'au onz^e Novembre prochain Et de
 toutes les autres dettes et hypoteques
 generalement quelconque du passé
 Jusqu'a ce jour au Moyen des ()
 qui seront fait au prix de la presente
 Clause pour de ladt habiaon Jouïr
 faire Et disposer par led acquerueur
 Sesd hoirs et ayans cause de ce jour a
 l'avenir ainsy que bon leur semblera a la
 reserve delad recolte et jouïssance des
 batiments # jusqu'au printemps prochain
 cette vente cession transport
 et delaissement ainsi fait a la
 charge desd Cens et rentes seigneuriales
 # Et son chauffage pour l'avenir Et outre Moyennant
 seulement dans le fond La somme # quinze Cent
 de () la maison ~~Cinquante livres monnaie de ce pays~~

quatorze Cent livres Monaye de ce pays
 que led S^r acquereur aud nom a promet
 Et sest obligé paier pour sondit fils
 Scavoir ~~deux~~ cent livres audit Vendeur
 dans ce jour et le surplus demeurera en ses
 mains pour () iceluy être les debtes Et
 hypoteque ^{passive} desd Vendeurs païée Et acquitée et
 par led acquereur ^{a leurs} () a leur Et
 Mesure quils se presanteront En presance dud
 Cousinot ⁺ a peine de tous depens dommages
 Et Interets sous l'obligation Et hypoteque
 de tous ses biens present et avenir
 () Cousinot Et
 Sa femme
 lad habitation qui demeurera par privilege
 Chargée affectée et hypotequée sans que la
 obligation generale Et Speciale derogent
 l'une a l'autre [#] transportent Desaisisse
 Voulant promett & ()
 () Et pour l'Execution
 Ont esleu leur Domicile Scavoir lesd
 Vendeurs En la Maison de la veufve
 rue Notre Dame Et l'acquireur a sa
 Maison rue Saint Paul auxquels lieux
 Voulant promett^t obligeant Renonc.
 Fait et passé aud Villemarie Estude
 dud Notaire l'an Mil Sept cent treize
 le Vingt troisesme jour de Juillet

avant midy presence de jacques la Celle Et
 Etienne Gibault Dem^t rue de l'hôpital au villemarie
 Lesd Cousino et sa femme ont déclaré ne
 Scavoir Signer de ce Interpelées Lecture
 faicte Suivant lord^{ce} /
 # Et outre le prix cidessus Led S^r Descarris
 a donner et paier Comptant a lad Benard
 La Somme de Cent livres laquelle
 lesd parties ont Convenu pour Epingles
 dont et Quittance Et a aussi païé audits
 Cousinot et sa femme la somm de Six (?)
 Cent livres quil leur a réellement délivré
 au vue dudit notaire et neantmoins sur et en deduction
 de la susdite somme de quatorze Cent livres du prix
 principal de lad vente dont & quittant
 Declarant lesd vendeurs que pour sureté et
 Remise Desdittes Cent livres Stipule Par leur
 Contract de Mariage ils ont encore une habitaon
 a lad Coste Notre Dame des Vertues Et un
 Emplacement en cette ville ruë de l'hôpital
 qui demeureront affectés Et hypoteques audit
 Doüaire *Paul decari*

Jacques de la Celle

Etienne gibaut

P^{re} Raimbault

Aujourdhuy Pardevant le Notaire Royal Susdit Et
 Soussigné Sont Comparus led Cousino et Jeanne Benard sa

RAIMBAULT, P., 02.04.1715

2^e avril 1715Continuation a S^t Pierre

P. Descarries

Pardevant Le Notaire Royal de
 Lisle de Montreal resident a villemarie
 Soussigné fut present Messire François
 Vachon de Belmont lun des pretres du
 Seminaire de S^t Sulpice de Paris Superieur
 des Messieurs les Ecclesiastiques du Seminaire
 de Villemarie Procureur de Messire François
 L'Eschassier pretre Docteur en theologie de
 la faculté de Paris Superieur de Messieurs
 les Ecclesiastiques du Seminaire de S^t Sulpice
 de Paris Seigneurs proprietaires de lad isle
 de Montréal et autres lieux Lequel assisté
 de Messire François Citoys de Chaumaux
 pretre Secretaire et economie audit seminaire
 de villemarie a Volontairement reconnu Et
 Confessé avoir baillé et Concedé a titre de
 Cens des maintenant et a toujours ⁺ a Paul
 Descarris habitant de laCoste S^t Pierre En
 cette isle a ce present et acceptant preneur audit
 titre pour luy Ses hoirs et ayans Cause a
 Lavenir une Continuation de terre Scize au
 bout de Lhabitation dudit preneur a la Coste S^t
 Pierre de la Contenance du terrain qui se
 trouvera Sur la Largeur delad. Habitation
 dans la profondeur au bout d'icelle jusqu'ala
 Ligne⁺⁺ ~~au bout des terres de Jean Le Duc habitant~~
~~de lad. Coste en tirant une ligne descendant~~
~~nord est~~, tenant la totalité dun bout pardevant au
 bout de la profondeur delad. Habitation dud. Preneur

⁺ et sans neanmoins

garentir La quantité

de terre (?) que tout

ou partie ()

() concedé

d'autres particuliers

⁺⁺qui separe la concession

apartenant cidevant

a J.B. Baron d'avec

celle que Conturier a

acquise de deffunt

Jean baron ()

du nord est au sud ()

d'autre bout par derriere a lad ligne () du sud ouest (?)

~~bout des terres dudit Jean le Due~~ au

nord Est, d'un Costé apareille ~~quantité~~ Continuation

accordé accordée a Michel decarris et d'autre part aux

terres non Concédées ainsy que le tout Se poursuit Et

Comporte, Pour enjouir faire et disposer par

ledit preneur Sesd hoirs et ayans Cause de

ce jour a Lavenir aux Charges Clauses et Conditions

Suivantes Scavoir de faire moudre ses grains

aux moulins demesd. S^{rs} Seigneurs et non a dautre

apeine de Confiscation desd grains et demande

arbitraire, Souffrir tout les Chemins que

Messrs les Seigneurs jugeront apropos pour la

Commodité publique deserter lesd terres, donner

des Descouverts aux deserts de ses voisins, y batir tenir

feu et lieu, et Entretenir le tout en bon Estat faire

faire aligner mesurer et Borner lad Concession

dans toute Sa Largeur et profondeur et En

fournir un proces verbal dun juré arpenteur

avec autant des presentes a Mesd S^{rs} Seigneurs

et d'enyayer par Chacun an a mesd. S^{rs}

Seigneurs en leurs hotel Seig^les greniers de

leur recepte audit villemarie au onzieme

novembre dix sols et un demy minot de bled

froment bon Sec net loyal et marchand par

chaque vingt arpens de la Contenance et Superficie

delad Continuation, de Cens et rente Seig^{lle}

dont la premiere année de payement Eschera

au onzieme novembre de Lannée Prochaine

———— Ledit Cens portant profit de lots

et vente Saisinnes deffauts et amandes avec

tous autres droits seigneuriaux quand Le Cas
y Escherra Suivant La Coutume de Paris
Et outre a la Charge et reserve que fait
Mondit Sr de Belmont de prendre Sur lesd.
terres tous les bois de Chauffage et de Charpentes
dont ils auront besoin pour leurs usage et pour
Lutilité publique Sans en rien payer et le droit
de retirer lad terre en cas de vente ou alienation
Equipolente en Rembourçant au detempteur
lors du retrait le prix principal et loyaux Couts
Sans que ledit preneur Sesd hoirs et ayans
cause puissent vendre donner Cedder ny autrem^t
transporter lad Concession ny y mettre
Cens Sur Cens, Et Sans que ces presentes puissent
nuire ny prejudicier aux droits demesd Sieurs
Seigneurs ny a Ceux dau truy a toutes
lesquelles Clauses et Conditions Servitudes Et
reserves led preneur Sest volontairement
Soumis et obligé et promis le tout Executer
et ny Contrevenir en aucune maniere que ce
Soit directement ny indirectement a peine de
nullité des presentes et En ce cas demeurera
dechu Delad Concession laquelle retournera
deplain droit au profit de Mess^{rs} les Seigneurs
qui pourront En disposer en faveur et ainsy
que bon leur Semblera Sans pour ce observer
aucune formalité de justice et Sans prejudice
des arrerages qui Seroient lors deub Et Escheu
tous frais et loyaux Couts,⁺⁺ Car ainsy&^a

Promett obligéant & Renonceant &
 fait Et passé aud Vilemarie en une
 des Salles dudit Seminaire Lan Mil
 Sept Cent quinze le Deuxieme jour
 Davril apres midy presence des S^{rs} Gedeon de catalougne
 officier des troupes et Jean truillié la Combe
 Soubignez apres Lecture faite Suivant
 Lordonnance. /

++ et au moyen des presentes led preneur a cedé, quitté
 Et abandonné a Mesd Seigneurs tout ce qu'il peut avoir
 de terrain de son habitation de la Coste St Pierre au
 dela du Canal de la Riviere St Pierre de sorte que
 doresnavant sesd terres ne Commenceront NN Ledit Canal
 de St Pierre Pour de ce qui setrouve au dela ditte ligne
 Jouir et disposer par Mesd S^{ts} Seigneurs leurs Successeurs
 et ayans cause en toute propriété ainsy que bon leur
 Semblera au Moyen des presentes lesquelles autrement
 n'auroient été accordées aud preneur.

Francois vachon de Belmont pre

françois Citoys de Chaumaux pre

Jtruillié La Combe

Paul decari

Catalougne

P. Raimbault

NN Scavoir
 du Coté de la terre
 de la Solay proche celle
 des freres hospitaliers
 a la Borne Entre
 led lasolaye Et de
 led Decarris qui
 a Eté posée au
 plus hautes Eaux
 cy tirant une
 ligne droite et
 la Borne d'Entre
 lamber le Duc Et
 Jean LeDuc laquelle ligne sera
 dorenavant la Borne ou front
 de la terre
 dud preneur et
 dont au Nort ouest
 Sans pouvoir transfer
 Ny Couper En aucune fois

RAIMBAULT, P., 02.04.1715

2^e avril 1715Cote S^t Pierre

Louis Descarries

H propriétaires

H Citoyes

Pardevant Le Notaire Royal de Lisle de montreal
 resid^t a villemarie Soubsigné fut present Messire
 françois Vachon de Belmont lun des pretres du Seminaire de
 Saint Sulpice de Paris Superieur de Messieurs les Ecclesiastiques
 du Seminaire de Villemarie Procureur de Messire
 françois L'eschassier pretre Docteur en theologie de la faculté
 de Paris Superieur de Messieurs les Ecclesiastiques dudit
 Seminaire de S^t Sulpice de Paris Seigneurs H de lad isle de
 montréal et autres lieux Lequel assisté de Messire
 françois H de Chaumaux pretre Secretaire et economie
 audit seminaire de villemarie a Volontairement Reconnu
 et Confessé avoir baillé et Concedé a titre de Cens des
 maintenant et a toujours sans neanmoins garantie Supposé
 que tout ou partie se trouve Concedé cy devant a dautres
 particuliers a Louuis Descaris habitant de la Coste S^t
 Pierre en cette isle a ce present et acceptant preneur audit
 titre pour luy Ses hoirs et ayans Cause a Lavenir Une
 Continuation de terre Scize au bout de Lhabitation dud
 preneur A la Coste S^t Pierre de la Contenance du terrain
 qui se trouvera sur la Largeur delad habitation dans
 la profondeur au bout d Icelle Jusqu'a un ligne Montant
 du Nort est au sud ouest et separe la Concession de
 deffunt Jean Baron d'avec Celle appt. Cidevant a
 Jean bapt. Baron tenant la totalité dun bout pardevant
 au bout de la profondeur delad habitation dud preneur dautre
 bout par derriere a lad Ligne du nord Est au Sud ouest dun
 Costé a pareille Continuation accordé a Michel decarris
 et d'autre part aux terres non Concedées ensemble le terrain
 qui se peut trouver au devant de la susd habitation dudit

Preneur jusqu'aux terres de deffunt Tourangeau de la Largeur
delad habitation dud preneur Suivant le Bornage qui en Sera
fait ainsy que le tout se poursuit et Comporte Pour en
jouir faire et disposer par ledit preneur Seds hoirs et
ayans Cause de ce jour a l'avenir aux Charges Clauses Et
Conditions Suivantes Scavoir de faire moudre par ledit
preneur Seds hoirs ou ayant Cause tous leurs grains aux
moulins demesd. S^{rs} Seigneurs et non a dautre apeine
de Confiscation desd grains et Damande arbitraire
Souffrir tous les Chemins que Messrs les Seigneurs y
jugeront apropos pour la Commodité publique, deserter
lesd terres, donner du Descouvert au desert de Ses voisins
y batir tenir feu et lieu et Entretenir le tout en bon Estat
faire aligner borner et mesurer lad Continuation
dans toute Sa Largeur et profondeur et En fournir
un proces verbal dun juré arpenteur avec autant des
presentes a Mesd S^{rs} Seigneurs, et den payer par chacun
an a mesd. S^{rs} Seigneurs en leurs hotel Seig^l es greniers de
leurs recepte audit villemarie au onzieme novembre
dix sols et un demy minot de bled froment bon Sec net loyal
et marchand par chaque vingt arpens de la Contenance Et
Superficie delad Continuation de Cens et rente Seigneurialles
dont la premiere année de payemt. Escherra au onzieme
novembre de Lannée mil sept Cent Seize Ledit Cens
portant profit de lots et ventes Saisinnes deffauts Et
amandes quand Le Cas y Escherra Suivant la Coutume
De Paris et outre a la charge et reserve que fait
Mondit Sr de Belmont de prendre Sur lesd. terres tous
les bois de Charpente et de chauffage dont ils auront besoin

pour leurs usage Et pour Lutilité publique Sans en
rien payer et le droit de retirer lad terre en Cas de vente
ou alienation Equipolente en Rembourçant au detempteur
lors du retrait le prix principal et loyaux Couts Sans
que ledit preneur Sesd hoirs et ayans Cause puissent vendre
donner, ceder ny autrement transporter lad Concession
de terre a aucune main morte ny Communauté ny y
mettre Cens Sur Cens, et Sans que ces presentes puissent
nuire ny prejudicier aux droits demesd S^{rs} Seigneurs ny
a Ceux dau truy a toutes lesquelles Clauses et Conditions
Servitudes et reserves led preneur sest Volontairement Soumis
et obligé et apromis le tout Executer et ny Contrevenir en
aucune maniere directement ny Indirectement a peine de
nullité des presentes et En ce Cas demeurera d escheu delad
Concession laquelle retournera de plain droit au profit de
Mesd S^{rs} Seigneurs qui pourront en disposer en faveur et
ainsy que bon leur Semblera Sans pour ce observer aucune
formalité de justice et Sans prejudice des arrerages qui
Seroient lors deub et Escheus tous frais et loyaux Couts
et au moyen de la presente Concession led Preneur pour luy
Ses hoirs et ayans Cause a cédé et renoncé des apresent
a tous les droits et pretentions qu'il peut et pourrait avoir
Contre Mesd S^{rs} Seigneurs à cause des dommages et Inondation
que luy Cause le Canal et Chaussée du moulin a eau de cette ville
tant sur les terres venant de Jarry que sur les Siennes promettant
doresnavant nen faire aucune plainte ny demande directem^t
ny Indirectement y derogant et Renonceant Expressement doresnavant
et a toujours pourveu toute fois que mesd S^{rs} Seigneurs ne fassent
pas de nouveaux travaux qui causent de plus gros dommages que
Ceux qui luy ont esté fait par le passé et Sans la présente
Convention la presente Concession nauroit esté faite aud preneur

Car ainsy & Promettant & obligeant &
Renonceant & fait et Passé audit villemarie En une
des Salles dud Seminaire Lan mil Sept Cent quinze
le deux^e jour D'avril apres midy presence des sieurs
Jacques de la Celle Et Etienne gibault demeur^t aud villemarie
et ont signé Lecture faite suivant Lord^{ce}

Francois vachon de Belmont

françois Citoys de Chaumaux pre

J trullie La Combe catalougne

Jacques de la Celle Etienne gibaut

RAIMBAULT, P., 02.04.1715

2^e d'avril1715 S^t Pierre

Michel Decarris

Pardevant Le Notaire Royal de Lisle de montreal
resid^t a villemarie Soubsigné fut present Messire
françois Vachon de Belmont lun des pretres du Seminaire
de S^t Sulpice de Paris Superieur de Messieurs les
Ecclesiastiques du Seminaire de villemarie Procureur
de Messire françois L Eschassier pretre Docteur en
theologie de la faculté de Paris Superieur de messieurs
les Ecclesiastiques dudit Seminaire de S^t Sulpice de Paris
Seigneurs propriétaires delad isle de montréal et autres
lieux lequel assisté de M^{re} françois Citoyes de
Chaumaux lun des pretres dud Seminaire leurs
Secretaire et oeconome audit villemarie, Lequel
a Reconnu et Confessé avoir baillé et Concedé
a titre de Cens et rente seigneurialle des maintenant
et a toujours sans garantir la Mesure prise
Supposé que le terrain cy apres ou partie nait Esté
dejà Concedé a Michel Decarrie habitant de cette isle
a ce present et acceptant preneur audit titre pour luy Ses
hoirs et ayans Cause a Lavenir Une Continuation
de terre Scize au bout de Lhabitation dud preneur a la Coste S^t
Pierre de la Contenance du terrain qui se trouvera sur la largeur
delad habitation dans la profondeur au bout d Icelle jusqu'a
la ligne qui separe la terre que Couturier a acquise de deffunt
Baron davec celles de J.B. Baron courant du nort est au sud ouest
tenant la totalité dun bout pardevant aux terres de la profondeur
delad habitation dud preneur dautre bout par derriere
a lad Ligne descendante au nord est d'un Costé a pareille
Continuation accordé a Louis Descarri et d'autre part aux
terres non Concedées ainsy que le tout Se poursuit Et

Comporte pour en jouir et disposer par led preneur Sese
hoirs et ayans Cause a Lavenir aux charges Clauses Et Conditions Suivantes Scavoir
de faire moudre leurs grains aux moulins de
Mess^{rs} les Seigneurs et non a dautre apeine de Confiscation desd grains
et demandes arbitraire, Souffrir tous les chemins que Messrs
les Seigneurs y jugeront apropos pour la Commodité publique
deserter lesd terres donner du Descouvert au desert de Ses voisins
y batir et tenir feu et lieu et Entretenir le tout en bon Estat
faire aligner mesure et borner lad Concession
et En fournir un proces verbal dun juré arpenteur avec autant
des presentes a mesd S^{rs} Seigneurs, et den payer par Chacun an
a mesd. S^{rs} Seigneurs en leurs hotel Seigneuriale es greniers de
leurs recepte audit villemarie au onzieme novembre dix sols
et un demy minot de bled froment bon Sec net loyal Et marchand
par chaque vingt arpens de la Contenance Et Superficie deladitte
Continuation de Cens et rente Seigneuriale dont la premiere
année de payement Escherra au onzieme novembre de Lannée
prochaine mil sept Cent Seize, Led Cens portant profit
de lots et ventes Saisinne deffaut et amandes quand le Cas
y Escherra Suivant La Coutume de Paris et que Messieurs
lesd Seigneurs pourront prendre Sur lesd. terres tous les bois
de Charpente et de Chauffage dont ils auront besoin pour leurs
usage Et pour Lutilité publique Sans en rien payer audit
preneur Sese hoirs et ayans Cause, Se reserve Expressement
Mond S^r De Belmont pour mesd S^{rs} Seigneurs le droit
de retirer par preference a tous acquereurs en remboursant
au detempteur lors du retrait le prix principal et loyaux
Couts Sans que ledit preneur Sese hoirs et ayans Cause
puissent Vendre cedder, donner ny autrement transporter lad

Continuation a aucune main morte ny Communauté
 et sans que les presentes puissent nuire ny prejudicier
 aux droits demesd S^{rs} seigneurs ny a ceux dau truy
 a toutes lesquel Clauses et Conditions Servitudes et reserves
 led preneur Sest Volontairement Soumis et obligé et promet
 le tout Executer et ny Contrevenir en maniere que ce soit
 directement ny Indirectement a peine de nullité des presentes
 et En Ce Cas demeurera d escheu de la presente Concession
 laquelle retournera de plain droit au profit de Messieurs les
 Seigneurs qui pourront en disposer ainsy que bon leur Semblera
 Sans pour ce observer aucune formalité de Proces Sans
 prejudice des arrerages qui Seront lors deub et Escheus tous
 frais et loyaux Couts et au moyen de la presente Concession
 led Descaris preneur ny Ses hoirs et ayans Cause ne pourront
 doresnavant demander ny pretendre aucune recompense
 remplace^m ny dommages et Interest pour raison de L Imcommodité
 et Inondation que leurs Cause le Canal et Chaussée de mesd Srs
 Seigneurs Sur les terres dud Preneur tant celles de ses deffunt Pere Et
 Mere que celles quil a acquises joignant la Sienne appartenant aux
 Jarris derogeant et Renonceant Expressement aux Pretentions de dedommagement
 des maintenant et a toujours pourvu toutes fois
 que Mesd S^{rs} Seigneurs ne fassent pas de nouveaux travaux qui fussent
 de plus gros dommages que Ceux qui y ont Estés faits jusqu'a present sans
 laquelle Expresse Convention la presente Concession nauroit esté faite
 aud preneur & Car ainsy & Promettant & obli^t & Renonc^t
 fait et passé audit villemarie En une des Salles dudit
 Seminaire Lan mil Sept Cent quinze le deuxieme jour
 D'avril presence de jean trullié dit la Combe boulangé et S^r gedeon
 de Catalougne Juge civil Pour le Roy en cette ville
 et ont signé

Francois vachon de Belmont pre

françois Citoys de Chaumaux pre

J trullie La Combe

catalougne

Michel Descari

P. Raimbault

LEPAILLEUR, F., 16.08.1726

16^e aoust
1726

Vente par Bouchard lavallée a Renée lecuier
Pardevant le Notaire Royal de LIsle de
Montreal Resident a Villemarie soussigne furent
presents les Sieurs René bouchard La Vallée & dame
Maie anne Sauvageau sa femme de luy autorisée
Lesquels de leurs bon gré & volonté ont Reconnu Et Confessé
avoir vendu Ceddé quitté transporté Et delaisé du tout des
maintenant Et pour toujours promis Et promettent garantir
de tous troubles Dettes hypothèques dons douaires Evictions
substitutions & autres Empeschements generallement quelconq
au sieur rené Lecuyer demeurant en Cette ville à ce present
et acceptant acquereur pour Luy ses hoirs et ayant Cause
a lavenir; une terre & concession Size en cette dite Isle au
Lieu appellé la montagne pres cette ville de la contenance de
Soixante Arpents de superficie ou deux arpents de front Sur
trente arpents de profondeur avec tous ses deserts prairies Et
paturages qui sont sur Icelle sans aucuns batiments et
sans par lesdits vendeurs en rien Excepter reserver ny retenir
Ce que Ledit acquereur a dit bien Sçavoir Et Connoistre et ainsy
que le tout se poursuit et Comporte, tenant pardevant aux
dames Religieuses et pauvres de l'hopital dautre bout au nommé
gautier, dun Coste Louis des Caris fils de paul des Caris d'autre
Costé antoine baudrias; Pour de La ditte terre et Concession
user jouir faire et disposer alavenir par ledit acquerreur
ses hoirs et ayans Cause En toute propriété a perpetuité
au moyen des presentes ausd vendeurs appartenant par
acquisition quils en ont faite de messieurs Les Seigneurs de
Cette ditte Isle par Contrat passé pardevant Me pierre
Raimbault notaire Royal en datte du cinquié Janvier mil
sept cent huit Quil promet Remettre
Incessament audi acquerreur estant La ditte Concession En la
Censive de la seigneurie de Montreal Et Chargée Envers le domaine
dIcelle de un minot et demy de bled froment et trente sols
En argent pour toute Lad Concession quitte d'arrerages jusqu'à
Ce jour; Cette vente ainsy faite au Clauses et Conditions
susdittes et outre pour et moyennant La somme de onze cent
trente livre que ledit acquerreur a promis promet s'oblige
bailler et payer auxdits vendeurs; Sçavoir Celle de Cent livres
En argent Et pieces sonnantes; quil a presentement Comptés et

acte que

Lesdits vendeurs

ont present^t

Remis audit

Acquerreur ledit

Contrat du Cinq

janvier 1708

Réellement payée au Veu des dits Notaire Et temoins Et Celle de trois Cent Livres en Marchandises, prises Ches Le S^f Delestage Faisant Celle de quatre Cent Livres dont il les quitte et quand aux Sept Cent trente livres restant a payer Celle de Six Cent quatre vingt Livres du pais faisant de france Celle de Cinq Cent dix Livres payables a mesdits Sieurs Seigneurs; avec Les arrerages des Rentes tant de Laditte terre que Celle Constituée de Laditte somme de Cinq Cent dix Livres, a quoy le tout puisse monter Et Le Surplus Sy Surplus Sy Surplus y a Il promet et S'oblige Le payer ausdites vendeurs dans Le Cours de Cette Automne prochain Et au moyen de tout Ce que dessus, Lesdites Vendeurs ont mis et subroge lesdites acquerreurs du tout en leur lieu et place droits Privileges et hypoteques Sen Demettant et dessaisissant du tout pour et au proffit dudi Acquerreur Luy transportant tous droits de proprietté fond tréfond noms Raisons et actions déssaisissant & voulant & Prommt & Le porteur (?) & Car ainsy & promettant & obligeant & Renonçant & fait & passé aud villemarie Etude dudit Notaire apres midy Le Seizie^{me} jour d'aout mil Sept Cent vingt Six presence des Sieurs Louis Lefebvre du Chouquet, et Vincent Le noir appellees pour tesmoins qui ont avec lesdites Vendeurs Et notaire Signé Et Ledi sieur acquerreur declarré ne Sçavoir escrire ny signer de ce Enquis Suivant lord^{ce} # *rene bochard*
marianne sauvagaut
Duchouquet *Vincent Le Noir*
Le Pallieur

Pardevant le notaire Royal susdit et soussigne fut present Le Sieur Rene bouchard lequelle lequel a Reconnu et Confesse avoir Recu du Sieur René lecuyer la somme de onze Cent trente livres pour le prix de lacquisition de la terre mentionnée audi

Contrat des autres parts (?) de laquelle somm
il tient quitte et bien dechargé ledit
Sieur Lecuyer et tous autres Car ainsy
& Promettant & obligeant & Renoncant
fait et passé audit villemarie estude
dudit notaire avant midy le Cinqme
jour davril mil sept Cent vingt huit
presences des Sieurs vincent le noir et bertrand truto
tesmoins qui ont avec ledit Sieur bouchard
Et notaire signé lecture faite Suivant
Lord^e *rene bouchard* *vincent Lenoir*

LePallieur

ADHÉMAR, J.B., 27.11.1733

27^e 9bre 1733

Marché

Entre Le S^r

Jean biron

Et Louïs

Prudhomme

Exp^e aud

Sr Biron

ParDevant Les notaires royaux &tc furent

Presentes S^r Jean Biron fresniere Mar^t Bourgeois deCette Ville y Dem^t D'une part, Et Louïs prudhomme ChartierDem^t pres Cette Ville D'autre part Lesquels ont fait

Ensemble Les Marchés et Conventions quisuivent C'est a

Sçavoir que Led^t Louïs prudhomme a promis prometEt soblige Envers Led^t S^r Biron de Charoyer ~~par~~ dans

Le Cours de Cet hiver quatre Cent Voyage de Carriere

Rendre a pied ~~Deuvre~~ des fortifications de Cette Ville

a Raison de quinze sols par Voyage de pierre de tous despens

Dommages Et Interests Ce Marché fait Et outre pour

Et Moyennant La somme de trois Cent livres aquoy

se monte Lesd^t quatre Cent voyages a Raison de quinze

sols par Voyage Sur Laquelle somme de trois Cent Livres

Led^t prudhomme a reconnu avoir Eu et Receu Cy DevantEt par avance dud^t S^r ~~fres~~ Biron Celle de Cent Livres EtLes deux Cent Livres Restant seront payé aud^t prudhommea feu Et a mesure quil amenera Lad^t pierre En outreLed^t S^r Biron promet de Donner aud^t Prudhomme DansLe Cours de Lhiver vingt minots de Blé ~~fre~~ au prix Couranta Compte Et subtraction de Lad^t somme de Deux CentLivres, Car ainsy a Esté Convenu Entre Lesd^t partiesEt pour Lexecution Des presentes Led^t parties ont EsleuLeur Dom^{lle} En Cette Ville scavoir Led^t S^r Biron sa maisonsize Rue Nôtre Dame Et Led^t prudhomme La maison depierre Lupien dit Baron size rue S^t Jacques auquel Lieu &tc nonobstant&tc promettant &tc fait Et passé aud^t montrealEn Etudes Desd^t no^{res} Lan mil sept Cent trente trois Le vingtsept Novembre apres midy Et a Led^t S^r fresniere signé~~Lecture faite suivant Lord^{ce}~~ avec Lesd^t no^{res} Led^t prudhomme

a Declaré ne scavoir Ecrire ny signer Lecture faite

suivant Lord^{ce} /

Raimbault

J Biron

aDhemar

ADHÉMAR, J.B., 26.04.1734

26e avril 1734	Pardevant Les Nores royaux de La Juion royalle de
Marché fait	de montreal y Residant soussigné furent Presents
Entre	Sr Jean Biron fresniere Sr André souste marchand Bourgeois
Les Srs Biron	de Cette Ville y Demt D'une part Et francois Decarry
souste Et	Demt pres Cette Ville au Cartier St Joseph D'autre part
françois	Lesquels parties ont fait Ensemble Les accords marchés
Decarry	Et Conventions qui suivent C'est a sçavoir que Ledt Decarry
	promet Et soblige Chauffer Et Charger un fourneau a Chaux
	Et Charroyer La pierre a Chaux que Les quils prendra aux
	Carriere Desds Srs Biron Et souste Et de Rendre La Chaux
	faite Laquelle sera prise au fourneau par Lesds Srs Biron Et
	souste Et si au Cas Ledt Decarry ne trouvoit pas Lade
	pierre a Chaux Bonne Et Bonne a faire Lade Chaux
	Il Luy Luy sera Loisible DEn prendre ailleurs auquel
	Cas Lesds Sr Biron Et souste payeront Le terrain seulet
	Et Ledt Decarry de La faire tirer Et Charoyer a ses fraix
	Et Despens Lequel fourneau Il promet Chauffer
	Incessament sans Discontinuer pendant tous Le Cours de
	Lesté, Ce Marché ainsy fait a La charge que Lesds Srs
	souste Et Biron seront tenu comme Ils promettent
	fournir Et faire Charoyer tous Le Bois necessaire
	pour Chauffer Led fourneau pendant Led tems Et
	outre pour Et moyennant La somme de Vingt huit
	Livres par Chaque fournée Les Deux tiers En argent
	ou ordonnances Et Lautre tiers En marchandises
	au prix Courant payable a feu et a mesure, Promettant
	Ledt Decarry travailler a faire Lade Chaux Du mieux
	quil Luy sera possible Et Rendre Lade Chaux Bonne Et
	Valable Et Bien Cuite Le tout sujette a visite a peine

De tous Despens Dommages Et Interests Car ainsy &
promettant & obligant & fait Et passé audt montreal
En Etude Desds nores Lan mil sept Cent trente quatre Le
Vingt sixe avril apres midy Et ont Lesdts Biron Et souste
signés avec Lesdts nores Ledt Decarry a Declaré ne Scavoir
Ecrire ny signer de Ce Enquis Lecture faite suivant Lordce

mots Barrés nuls

j Biron

souste

Raimbault

ADhemar

LEPAILLEUR, F., 25.02.1736

Expédié
1736
25^e fevrier

Devis Et marche Entre Sr louis prudhomme
Memoire De Laquantittée de bois qui faut
pour monsieur prudhomme sçavoir

10 chevron de 27 pieds de Longueur sur 7 pouse sur 6
10 filliere de 22 pieds de longeur sur 6 pouse En Carée
46 piesce de plafons de 24 pieds Et demy de longueur
4 autres piesce de plafons de 32 pieds de longueur dont Les
quatre morsos ceront defesdre Et toutes Ces ditte piesce des
plafons ceront de 8 pouse depeseur sur 9 pouse de largeur
4 sabliere de 23 pieds Et demy de longueur sur 7 pouse En carée
9 semelle de 7 pouses de largeur sur 6 pouse depeseur Et
de 22 pieds de Longueur
8 Eguille de 7 pieds Et demy de longueur Et de 6 pouse En carée
178 pieds de bois pour Lasamblage, de 6 pouse En carée
5 piesce de pin de 12 pieds de Longueur, Sur 1 pieds En caré
10 piesce de 8 pieds de Long sur 6 pouse En Carée
10 Eguille de 12 pieds de long Et de 6 sur 7
1 feste de 45 (?) Pieds de long sur 4 pouse sur 5
(?) 200 pieds de bois de toutes Longeur de 5 pouse sur 6
(?) 5 poutre de 24 pieds Et demy de long sur 11 pouse
sur 12 pouse Et 2 pouse de large
10 Cemelle (?) De 28 pieds de longueur sur 8 pouse de largeur
Et depeseur 6 pouse
~~(?) des 50~~ pieuds de 8 pieds de long Et de 6 pouse par le petit bout
Les plafond seront de pin, de liart (?) Et pruche
Le Comble de bois de pin Le tout bien sur (?)
A montreal le vingt cinquiesme fevrier mil sept cent
trente Six

LPrudhomme

Pardevent les notaires royaux de la Juridiction
Royal de montreal y Résident soussignés fut present Sr
pierre huneau dit deChamps habitant de lisle perreau
Lequel a Reconnû Et Confessé avoir vendû et promets
fournir Et livrer; a Ses fraits Et depends Et Rendû aux
portes de Cette ville a telle place qui luy Sera Indiquées
au premier Euax favorables de Ce printemps prochian
a Sr louis prudhomme marchand Bourgeois En Cette
vile a Ce present Et acceptant; tous les Bois généralement

et six
deniers

III
que ledit
huneau

quelconques portée au devis Et memoire Cy dessus
Et aux autres parts Signé dudit Sr prudhomme Et de nous
notaires ledit huneau ayant deClaré ne Scavoir Signé
les dits Bois loyaux Et marchands Etadire dexperts
Et gens aCeconnoissants tants pour la qualité quantités
que mesures Et ____ Spécifés audits devis; ce marché
ainsy faits Et outre pour Et moiennant le prix et
somme dun sols # le pied de Chaques piece a lexception
Des Solivaux qui seront a trois Sols le pied le tout
toize par les dits Experts dont les parties Conviendrons
Et les pieux portés audit devis payables Sur le pied de
trente ____ le Cent ~~le tout que ledit Sr prudhomme~~
que ledit Sr prudhomme promets Et Soblige Baille
Et paye audit Sr huneau a quelque Somme que
le tout Se puisse monter En Compte Et déduction
de plus grosse Somme III Confesse luy devoir apeine
de tous depends damage Et Interests par le _____
_____ de tout ou parts des dits Clauses Car
ainsy Son Convenue chacun Endroy Son &
promettant & obligant & faits Et passé audit
montreal En la maison dudit Sr prudhomme avant
midy le vingt Cinquiesme fevrier mil sept Cent trente
Six Et a ledt Sr prudhomme Signé avec nous ~~notaires~~
chaumont Et lepallieur Et ledit huneau déclaré ne
Scavoir Ecrire ny Signé de ce Enquis apres lecture faite
suivant lord^e sept mots Barrés sont nuls

LPrudhomme

Chaumont

flePailleur

LEPAILLEUR, F., 02.06.1736

1736	marche de massonne Entre S ^r paul
2 ^e Juin	texier Et S ^r louis prudhomme
	En presance de temoint sousigné fu presant sieur
	prudhomme Et Ledit paul La vigne Lesquels
	on fait Le marche sidesus ces a savoir que
	Le dit paul Lavigne sangage Et promest
	de faire Et parfaire une maison achos asable
H a raison	sur Le niveaux de La Rëu & a 15 ^H 5 sols
	La toisse y comprennent Les Randhuit
ledit	Et pour toute Les Croizé Et chemine Et
texier	foyer Ceront peies Au sieur La vigne
prendra	a 15 ^H Lapierre Et pour a Legard des
la pierre	des plafons il Luy ceront peies a 7 ^H
que led (?)	La toisse donc sur Les 7 ^H , Ledit Lavigne
prudhomme	soblige de founire La ____ Et Les pozé
a 13 ^H , La toize	Et Les sur Epesand des dit muraille plus
a précompte	que Les deux pieds Luy ceront Raporte
_____	Et par desus Ladit marche Ledit sieur
	prudhomme promais donné au sieur Lavigne
	La some de trante Livres En argant
	Et pour a Legard des dit paiment ceront
	_____ En argant Et trois cent minò
	de blé qui ceront a conte de Lamarchandise

les petits
 ____ Seront
 toise dans

 Epaisseur (?)
 Telle quil
 Secomporteront

Et Le Reste En marchandise aux prix courant
~~et pour passer acte Et en fournir~~ faire une
 ____ qui Comprendra tout le bas de
 ladite maison avec autant de trapes (?) Et
 ____ que ledit S^r prudhomme jugera
 a propos, les pierres de taille qui Seront
 posée outres les Croisée cheminée Et autres
 ouvertures Seront payé Sur le pied ~~de~~
 ordinaires les croisées auront trois pieds un pousse
 De largeur et Cinq pieds 4 pousse de hauteur
 la porte dentrée ~~aura~~ Sur ladite Ruë Capital
 aura 4 pieds de largeur Et hauteur ordinaire
 les Soupireau Seront payée a 6^H piece (?)
 Arreste ce jourdhuy 2^e juin 1736 pour
 passer acte Ensome Entres les S^{rs} prudhomme
 Et paul lavigne devant ____ Soussigne
 Et ont les dits partis Signé
 LPrudhomme paul texier
 Paul La Brosse

ADHÉMAR, J.B., 14.01.1739

14 Janvier 1739

Marché fait

Entre

Paul teyssier

Et Decarris

freres

#

de pierre Noir

Et Bien Cuite

iii

faisant Lad^{te}

quantité de

Chaux La somme

de trois Cent

~~Cinquante~~~~Livres~~ soixante

quinze Livres

surquelle Lesd

Decarrys ont Receu

Ce Jourdhuy dud^t

teyssier Deux

Cent Cinquante

Livres ~~pour Leurs~~

En Marchandises

pour Les Deux

tiers Cy Dessus

Et Les Cent Vingt

Cinq Livres En

argent qui fait un tiers

Led^t teyssier promet leur

payer au quinze du mois Daoust

prochain

ParDevant Leno^{re} royal de La Juri^{on} royalle
 de montreal y residant soussigné furent Presents
 Paul teyssier maitre tailleur de pierre Et Entrepreneur
 Douvrages de massonnerie Dem^t En Cette Ville D'une
 part Et René ~~Decarry~~ Et Jean Baptiste Decarry
 Dem^t a la Coste St. Antoine pres cette Ville D'autre
 part, Lesquels ont fait Les marchés qui suivent C'est
 a Scavoir que Lesd^{ts} Decarris freres ont promis Et promettent
 Solid.^e fournir Et amener En cette Ville Dans La Cour
 de M.^{re} Charly S^t. ange pour ~~Led~~ Lentreprise que Led.^t
 teyssier a fait pour Led^t S^t ange deux Cent Cinquante
 barique de Chaux # ~~Scavoir~~ a Commencer a Les
 amener au ~~Cours~~ premier Jour de may prochain
 Sesorte que Led^t teyssier Dans Lad^t. Entreprise n'en
 manque point Ce marché Ainsy fait A
 Raison de trente sols La Barique Payable par Led^t.
 teyssier ausd^{ts}. Decarry Le tiers En argent Et Les Deux
 tiers En marchandises prise Dans Les magasins Dud^t.
 S^t. ange ~~iii~~ ~~apres~~ letout a peine de tous Despens
 Dommages Et Interest Car ainsy & Et pour
 Lexecution Des presentes Lesd^s parties ont Esleu Leurs
 Dom^{le}. En Cette Ville Scavoir Led^t teyssier Sa maison
 size rue S^t jacques Et Lesd^t Decarys La maison du
 S^r Crepeau size Rue S^t Jean et De Lhopital auquel
 Lieu & nonn obstant & promettant & obligeant &
 fait et passé aud^t montréal Etude dud^t no^{re} Lan
 mil sept Cent trente ~~huit~~ neuf Le quatorze Janvier
 avant midy Enprce Des sieurs françois maurice
 Et Charles George de rey tesmoins qui ont signé
 avec Led^t teyssier Lesd^{ts} Decary ont Declaré Ne
 scavoir Ecrire ny signer de ce Enquis Lecture faite
 suivant Lord^{ce} / paul tesier *francois moris*
 C.G.De Rey

ADhemar

ADHÉMAR, J.B., 06.04.1739

6 avril 1739 Pardevant Leno^{re} royal de LaJuion royalle
 Marché de de montreal y Residant soussigné furent Presents
 massonne Jean hurtebize habitant Demeurant pres Cette Ville
 fait Entre Cartier S^t Joseph D'une part Et Jacques Bertrand
 Jean hurtebize maitre maçon demt En Cette Ville D'autre part,
 Et Jacques Lesquels ont fait Les marchés de maconnerie qui
 Bertrant Ensuivent Cest a scavoir que Led Bertand promet
 Et soblige de faire une Maison de pierre a La Coste
 S^t antoine sur la terre dud^t hurtebize de trente quatre
 pieds de Long et trente Deux pieds de Large Et de
 Dix huit de hault de quarré du bas des fondations Jusqu'à
 La sablière, ~~fa~~ faire deux cheminées pignons Dans
 chacun Desquels Il y aura Une cheminée, fournir
~~neuf~~ six fenestres, une porte, deux cheminées
~~Et~~ un Et Deux soupiraux de pierre de taille taillée
 fera ausy un mur de refante Dans La Cave ^H
^H Jusqua La ~~De~~ sur la Longueur de Lad^e maison, Comme ausy fera
 hauteur des un four, un Des Deux pignons avec une masse
 Lambourde Dessous ~~sur fond~~ qui sera de dix pieds sur huit de Largeur
 Et De Longueur de La hauteur qui sera necessaire
 pour Recevoir La Bouche du four, fera Les Ravalement
 Les foyers et lad maison Renduit fait Et Blanchis En Dedans
 compris a plain En Dehors, En outre soblige de seller
 tous les Gonds et autres ferrures necessaires a Lad
 maison, fournira pendant quinze Jours Quatre
 massons Luy Compris, a Commancer A travailler
 a Lad^e maison au vingtiesme du mois de may prochain
 Et continuer Icelle Jusqua Parfaite perfection
 Le tout sujette a visite Ce Marché fait
 a La charge par Led^t hurtebize de fournir La pierre
 chaux sable ~~Ex~~ Echafaudage ~~Et man~~ a pied Doeuvre
 Ensemble fournir de manoeuvre Lesquels Et autres
 ouvriers seront nourris aux Despens Dud^t hurtebize
 Et Generalle^t tout Ce qui sera necessaire pour La
 Construction de Lad^e maison a La Reserve de ce que
 Led^t Bertrand Est obligé de fournir Et a Legard des
 fenestres Cy Dessus Led^t hurtebize Les Envoyera

chercher En cette ville Et outre pour Et moyennant La
 somme de quatre Cent Cinquante Livres moitié
 En argent Et moitié En marchandises Laquelle somme
 Le S^r Jacques Biron augé a Ce present promet Bailler
 Et payer aud^t Bertrand pour Et a Laquit Dud^t hurtebize
 sur Laquelle somme de Deux cent vingt Cinq Livres
 Dargent a Esté presente^t Deduit Celle de Deux Cent
 quinze Livres quinze sols pour marchandises fourny
~~aud^t par Led^t S^r augé ainsy que Led^t audit Bertrand Et Lequel~~
~~lesq~~ reconnu Luy devoir Et Dont Il a Dit Estre
 Comptant de Lad^{te} Deduction quittant &ce Et
 Le surplus tout En argent qu'en marchandises a feur
 Et a mesure que Les ouvrages sy feront apeine
 de tous Despens Dommages Et Interests Car
 ainsy & Et pour Lexecution Des presentes Lesd^{tes}
 parties ont Esleu Leur Domicille En Cette Ville
 sçavoir Led^t hurtebize La maison dud^t S^r augé scize rue
 notre Dame ~~auquel lieu~~ Et Led^t Bertrand sa maison
 size sur une Rue qui va de La Rue notre Dame
 a La Rue S^t Jacques auquel Lieu & nonobstant &
 promettant & obligeant & Rennonceant &
 fait Et passé aud^t montréal maison Dud^t S^r augé
 Lan mil sept Cent trente neuf Le sixiesme avril apres
 midy En pnce Des S^{rs} Dominique Janson Lapalme architecque
 Et Charles George De Rey temoins qui ont
 signés avec Led^t no^{re} Lesd^{tes} parties ont Declaré ne
 scavoir Ecrire ny signer de Ce Enquis Lecture faite
 suivant Lord^{ce} // quatorze mots barrés nuls
 D janson lapalme CGDe Rey
 ADhemar

ADHÉMAR, J.B., 08.12.1751

8^e X^e 1751
 marché
 fait entre
 Le sr LeDuc
 Et Parent
 +
 a Joint
 carré
 H
 avec de Bons
 Garde Grains
 Et une
 petite porte
 vis a vis La
 Batterie de
 Lautre Costé
 de Lad^e Grange
 ^^ Et sujet a
 visite
 Scavoir La
 Grange La
 clef a La
 main ~~pour~~
~~lad grange~~
 seul^t

Par Devant Les no^{res} royaux &ce furent
 Sr Philippe LeDuc negotiant Dem^t En Cette Ville
 D'une part, Et Jean Parent charpentier Dem^t
 au faubourg St Joseph pres cette ville D'autre part
 Lesqueles ont fait Ensemble Et de Bonne foy Les
 marchés Et Conventions Suivantes Cest a scavoir
 que Led^t Parant promet Et soblige faire Et parfaire
 aud^t Sr LeDuc Une maison de piece sur piece + sur sa terre
 situés a St Joseph pres cette ville, de trente pieds En
 quarré De Dix pieds Et Demie de hauteur Ensemble
 Un Comble Convenable ~~a Lad^e Maison~~ a Lade maison, Les Lambourde
~~Et celles necessaires a Lad^e maison sur~~ faites a
 proportion de sa Largeur Les solivaux Blanchis
 Couvrir Lad^e maison de planches, Item faire
 une Grange En poteau En Coulisse Entouré de pieuds
 De Dix poteaux plantés En terre de trois pieds Couvrir
 Lad^e Grange de planches, qui aura trente pieds ?????? sur
 vingt huit pieds de Large de douze pieds de hauteur
 une Grande porte de ~~Dix pi~~ neuf pieds de Large
 une Batterie, Bien Guittée (?), Deux soliveaux sur
 La Batterie H Dans laquelle Grange Et a lun des Bouts
 D'Icelle ~~Il fera une Etable avec de Bons Gardes~~
~~Grains~~ Il fera un Etable de Dix pieds Entouré de
 Bons ~~pieds~~ pieuds, Et Couverte de pieuds Rouges (?) A Lad^e
 Maison Led^t Sr LeDuc y fera ~~mettre telle que~~
 les ouvertures quil Jugera a propos Comme aussy
 Led^t parent fera une Lucarne a Lad^e maison quil
 Couvrira ~~A toutes~~ Lesquels ouvrages Led parent
 promet Livrer ~~Lad^e maison Et Grange La Clef a La main~~
 Et Le ~~fait tout fait~~ Et parfait ^^ Scavoir La Grange
 au ~~me~~ Commancement de Juin prochain Et La maison a La
 fin du mois D'aoust ^{aussy} prochain Enfournissant par
 Led^t parent tous Les Bois qui seront de Bois de Cedre
 pour la Construction dests ouvrages Rendus
 a pied D'oeuvre Et Led^t Sr LeDuc soblige de fournir
 La planche Les Cloux Et ferrures qui seront
 necessaires pour Lesd^{ts} Batiments ~~Letout~~ apeine de
 tous Despens Dommages Et Interest Ce Marché
 ainsy fait et outre pour Et moyennant La somme
 de huit Cent Livres qui ~~Luy~~ seront payé aud Parent a feur
 Et a mesure quil travaillera auxd^{ts} ouvrages
~~quil fe quil fera~~ Car ainsy &ce Esté convenu
 Et pour Lexecution des presentes Led^t parent a fait
 Election de Dom^{lle} En la maison de Me^e ____ au faubourg

St Joseph fait Et passé aud^t montreal Etude de adhemar
Lun Des^{ts} no^{res} Lan mil sept Cent Cinquante Un
Le huitiesme Decembre apres midy Et Led^t Sr
LeDuc signé avec Lesd^{ts} no^{res} Led^t parent a Declaré ne
scavoir Ecrire ni Signer de Ce Enquis Lecture faite
suivant Lord^{ce} // quarante huit mots rayés sont nuls
Et Dix mots En Interligne sont Bons.

Philip leduc

ADhemar

fr Simonnet

Genealogies of the area's first concessionaires, as provided in the *Dictionnaire généalogique des familles du Québec à 1730*,* follow:

Bouchard dit Lavallée, René († Julien, maître taillandier & † Élisabeth Mesnard); de Lavau, ar. St-Nazaire, év. Nantes, Bretagne (Loire-Atlantique); 31 ans en 1696; cité 10-08-1694 Montréal; maître taillandier. [AGA]

m 14-11-1696 Montréal (ct 31-10 Adhémar)
Sauvageau, Marie-Anne (René & Anne Hubou).

1. Jean n et b 09-09-1697 Montréal m 1722 Marie-Louise Tessier.
2. Pierre n et b 30-01-1699 Montréal; engagé Ouest 03-05-1719.
3. Marie-Clémence n et b 03-04-1701 Montréal m 1722 Jean-Baptiste Tessier.
4. Marie-Marguerite n et b 20-05-1703 Montréal d et s 08-06-1703 id.
5. Marie-Marguerite n et b 16-04-1704 Montreal m 1725 Jean-Baptiste Gariépy.
6. Marie-Anne n 17 b 12-05-1706 Montréal.
7. Joseph n et b 13-04-1708 Montréal.
8. Louise n 28 b 29-03-1710 Montréal.
9. Marie-Anne n et b 12-04-1711 Montréal s 23-11-1714 id.
10. Louise n et b 09-11-1712 Montréal.
11. Charles n 28 b 29-01-1714 Montréal s 03-12-1714 id.
12. Charles n 27 b 28-05-1715 Montréal .
13. Jacques n 02 b 03-06-1717 Montréal s 05-07-1717 id.
14. Étienne n et b 21-05-1718 Montréal s 01-08-1719 id.
15. Geneviève n 13 b 14-01-1720 Montréal.
16. Jean-Baptiste n et b 16-08-1721 Montréal.

Chevaudier dit Lépine, Joseph (Jean & Marie Mercier), engagé Ouest 17-04-1717

m 07-06-1706 Montréal (ct 06 Adhémar)
Vaudry, Marie-Jeanne (veuve Gabriel Perrin) s 05-02-1710 Montréal.

Sans postérité.

* Jetté, René *et al.* *Dictionnaire généalogique des familles du Québec à 1730*, Montréal (Québec): Les Presses de l'Université de Montréal, 1983, 1176 pages.

Cousineau, Jean (Guy et Marie Pepuchon) de Jumilhac-le-Grand, ar. Nontron, év. Périgueux, Périgord (Dordogne); maçon et tailleur de pierres.

m 02-01-1690 Montréal (ct 21-12-1689 Adhémar)
Bénard, Jeanne (Mathurin & Marguerite Viard).

1. Marie-Jeanne n et b 02-10-1691 Montréal m 1708 Jean Grou.
2. Jean-Baptiste b 30-06-1693 Montréal m 1718 Marie-Catherine Hay; engagé Ouest 04-05-1715.
3. Joseph n 29 b 30-10-1695 Montréal s 08-12-1695 id.
4. Marie-Louise n et b 26-04-1697 Montréal m 1712 Antoine Langevin.
5. Jean-Noël b 17-02-1699 Montréal m 1720 Marie-Louise Dionet.
6. Louise-Angélique n 23 b 24-08-1700 Montréal m 1716 Pierre Grou.
7. Marie-Renée n 03 b 04-09-1702 Montréal m 1725 Jacques-Joseph Cheval.
8. Marguerite n 19 b 20-07-1704 Montréal m 1726 Jean-Baptiste Couvret.
9. Cécile n et b 27-02-1706 Montréal m 1723 François Rivière.
10. Bernardine n 12 b 13-02-1708 Montréal d côte Notre-Dame-des Vertus s 03-06-1716 id.
11. Noël n 15 b 16-05-1709 Montréal d 01 côte Vertus s 03-07-1727 St-Laurent Montréal (noyé).
12. Marie-Louise n côte Notre-Dame-des-Vertus et b 25-08-1711 Montréal.
13. Pierre n 07 b 08-09-1713 Montréal d 09 s 10 id.
14. Marie-Jeanne n 12 b 13-04-1715 Montréal s 09-06-1715 id.
15. Élisabeth n 03 b 04-05-1717 Montréal s 18-08-1717 id.
16. François-Marie n 20 b 21-08-1718 Montréal.

Danis dit Tourangeau, Honoré (Martin & Étienne Bodouille ou Bodoville) de Montlouis-sur-Loire, ar. et arch. Tours, Touraine (Indre-et-Loire); d entre 12-07-1689 et 25-06-1690, Montréal; 38 ans au rec. 66, 40 ans au rec. 67, 53 au rec. 81, à Montréal; engagé La Fleche 08-05-1653, arrivé 16-11-1653 Montréal; maître charpentier. [Auger 53]

m 23-09-1658 Montréal (ct 09 Basset)
Bidard, Marie (†Guillaume, maître maréchal. & Catherine Nochet) de St-Pierre, v. et ar. Alençon, év. Le Mans, Normandie (Orne); s 17-06-1664 Montréal (29 ans).

1. Jean b 20-06-1660 Montréal d entre 67 et 81.
2. Jacques b 08-01-1662 Montréal; cité 31-01-1682 Montréal.

m 20-03-1666 Montréal
Lapierre, Perrine (†Pierre & † Claude Leclerc) de St-Léonard, v. Corbeil, ar. Evry, arch. Paris (Essonne); d Hôtel-Dieu s 24-04-1712 Montréal (70 ans); 24 ans au rec. 67; 35 ans au rec. 81; rem. 1705 Yves Lucas.

1. Charlotte b 21-12-1666 Montréal s 15-01-1667 id.
2. Jean b 17-01-1668 Montréal m 1691 Anne Badel.
3. Honoré b 30-10-1669 Montréal m 1694 Catherine Brunet (jumeau).
4. Catherine b 30-10-1669 Montréal m 1686 Pierre Gougeon (jumelle).

5. Pétronille b 25-11-1671 Montréal m 1688 Charles Brouillard.
6. Jeanne b 23-06-1673 Montréal d et s 12-07-1689 id. (tuée par un sauvage ivre qui voulait la violer). [RLS 289-200].
7. Paul b 06-08-1675 Montréal d après rec. 81; peut-être Pierre m 1724 Marie-Simone Martin.
8. Nicolas b 16-08-1677 Montréal m 1705 Marie-Anne Fortier.
9. René b 21-12-1679 Montréal m 1705 Marguerite Forcier.
10. Jacques n et b 28-01-1682 Montréal d 30 s 31 id.
11. Charles b 20-02-1684 Montréal m 1710 Dorothée Mechipouéoua; engagé Ouest 27-04-1704.

Descaries dit Le Houx, Jean (†Michel & †Claudine Desgardes) d'origine inconnue; s 10-01-1687 Montréal (70 ans); 46 ans au rec. 66, 45 ans au rec. 67, 60 ans au rec. 81, à Montréal; cité 27-08-1653 Montréal; charbonnier.

m 05-10-1654 Québec (ct 23-09 Audouart)
 Artus, Michelle (†Louis & Renée Testard) de Bousse, canton Malicorne, ar. La Flèche, Anjou (Sarthe); d 14 s 15-09-1698 Montréal (78 ans); 37 ans au rec. 66, 39 ans au rec. 67, 42 ans au rec. 81, à Montréal; arrivée 16-11-1653 Montréal [AGA, Auger 53]

1. Paul n et b 07-08-1655 Montréal m 1686 Marie Hurtubise.
2. Michel n et b 05-12-1656 Montréal m 1691 Marie Cuillerier.
3. Charles b 15-09-1658 Montréal s 06-04-1671 id.
4. Louis b 08-11-1660 Montréal m 1693 Marguerite Cuillerier.
5. Jeanne b 10-05-1665 Montréal m 1681 Lambert Leduc.

Descaries, Paul (Jean & Michelle Artus) s 25-08-1725 Montréal.

m 04-02-1686 Lachine (ct 03 Maugue)
 Hurtubise, Marie (Marin & Étienne Alton) d et s 17-02-1703 Montréal

1. Louis b 26-12-1687 Montréal d et s 02-01-1688 id.
2. Pierre b 02-03-1689 Montréal s 28-06-1715 id.
3. Joseph b 06-08-1691 Montréal m 1717 Cunégonde Lefebvre.
4. Paul b 27-09-1693 Montréal.
5. Louis n et b 12-02-1696 Montréal m 1722 Madeleine Picard.
6. Jean-Baptiste n 15 b 16-08-1698 Montréal m 1721 Jeanne Lefebvre.
7. Marie-Josèphe n 13 b 14-05-1700 Montréal s 18-03-1705 id.
8. Cécile n et b 31-07-1702 Montréal s 11-05-1703 id.

Descaries, Michel (Jean & Michelle Artus) s 04-04-1716 Montréal.

m 30-08-1691 Montréal

Cuillerier, Marie (René & Marie Lucos).

1. Marie-Barbe n et b 27-07-1692 Montréal d et s 02-08-1692 id.
2. François b 01-09-1693 Montréal.
3. Pierre n et b 23-10-1694 Montréal s 25 id.
4. Pierre n et b 15-11-1695 Montréal s 18 id.
5. Marie-Catherine n et b 07-12-1696 Montréal m 1721 Jean-Baptiste Leduc.
6. Marie-Josèphe n et b 16-08-1699 Montréal m 1719 Joseph Allaire.
7. Marguerite n et b 06-10-1701 Montréal m 1730 Barthélemy Groinier.
8. Michel n et b 27-09-1703 Montréal.
9. Lambert n et b 03-08-1705 Montréal d et s 05 id.
10. Joseph n 05 b 06-11-1706 Montréal.
11. Madeleine n 27 b 28-11-1708 Montréal d 02 s 03-12-1708 id.
12. Gabriel n 25 b 26-12-1709 Montréal.
13. Jean-Marie n 25 b 26-04-1713 Montréal.

Descaries, Louis (Jean & Michelle Artus) d 22 s 23-04-1730 Montréal; marchand bourgeois.

m 05-05-1693 Montréal.

Cuillerier, Marguerite (René & Marie Lucos).

1. Louis n et b 01-04-1694 Montréal.
2. Anonyme de sexe indéterminé n, b, d et s 07-02-1696 Montréal.
3. Anonyme de sexe indéterminé n, b, d et s 04-02-1697 Montréal.
4. René-Joachim n 02 b 03-09-1698 Montréal.
5. Joseph n et b 11-08-1700 Montréal s 06-02-1701 id.
6. Joseph n et b 10-12-1702 Montréal.
7. Jean-Baptiste n et b 08-03-1704 Montréal; engagé Ouest 25-06-1728.
8. Anonyme de sexe indéterminé n, d et s 28-04-1706 Montréal.
9. Anonyme de sexe indéterminé n, d et s 17-07-1707 Montréal.
10. Jean-Nicolas n 03 b 04-09-1709 Montréal.
11. Louis-François n et b 02-11-1711 Montréal.
12. Julien-Pascal n 12 b 13-05-1715 Montréal.

Desroches, Jean (. . . & Antoinette . . .) de Ste-Lucie ad Sylvam, év. Bayeux, Normandie; s 23-08-1684 Pointe-aux-Trembles (70 ans); 45 ans au rec. 66, 42 au rec. 67, à Montréal; 66 ans au rec. 81, à Pointe-aux-Trembles.

m 18-11-1647 Montréal

Godé, Françoise (Nicolas & François Gadois) s 09-03-1715 Pointe-aux-Trembles

1. Anonyme masculin n 11 b 12-01-1649 Montréal d et s 12 id.
2. Jean n et b 11-12-1649 Montréal m 1687 Marie Beauchamp.
3. Nicolas n et b 07-10-1652 Montréal m 1687 Anne Archambeault.
4. Paul n 31-12-1654 b 01-01-1655 Montréal m 1683 Suzanne Leduc.
5. Françoise b 24-11-1657 Montréal s 10-11-1672 id.
6. Jacques b 31-03-1660 Montréal d 25 s 26-11-1680 Pointe-aux-Trembles.
7. Suzanne b 05-10-1662 Montréal s 06 id (15 jours).
8. Jean b 11-10-1663 Montréal m 1686 Anne Picard.
9. Marguerite b 30-04-1666 Montréal m 1683 Jean Leduc.
10. Jeanne b 04-11-1668 Montréal m Séraphin Lauzon.
11. Agathe b 16-01-1671 Montréal m 1691 Charles Leduc.
12. Pierre b 15-05-1673 Montréal m 1698 Marie Beaudry.
13. Étienne n 15 côte St-Jean b 16-08-1678 Pointe-aux-Trembles s 04-02-1683 id.

Guillory, Simon (François, maître armurier, & Anne Gaiou) du Château-de-Blois (aujourd'hui: Châtres-sur-Cher), ar. Ramorantin-Lanthenay (Loir-et-Cher); d entre 13-06 et 01-11-1698, Montréal; 20 ans aux rec. 66 et 67, à Montréal, domestique de Charles LeMoyné; 35 ans au rec. 81, à Montréal; arrivé 25-05-1664 Québec; engageur Ouest 19-04-1685; armurier et arquebusier. [MSGCF IV (4): 219]

m 06-11-1667 Montréal (ct 26-10 Basset)

Bouchard, Louise (†Laurent, marchand drapier, & Nicole Bugon) de Neufchâtel-Hardelot, ar. Boulogne-sur-Mer, Picardie (Aisne); d 31-08 s 01-09-1703 Montréal (56 ans); soeur de Guillaume m Françoise Bénard; 34 ans au rec. 81.

1. Guillaume dit Simon b 14-04-1670 Montréal m 1696 Marie Aly.
2. Marie b 27-01-1673 Montréal s 20-02-1673 id.
3. Jeanne-Françoise b 12-04-1674 Montréal m 1694 Jacques Gaudry.
4. François b 18-03-1676 Montréal; cité 22-11-1694 Montréal.
5. Simon b 12-09-1678 Montréal s 06-12-1698 id (noyé il y a 5 semaines vers le Sault Saint-Louis; corps trouvé 05-12, près Île Ste-Hélène).
6. Marie-Anne b 20-06-1680 Montréal d après rec. 81.
7. Anne n et b 15-06-1681 Montréal (jumelle).
8. Marie-Madeleine n et b 15-06-1681 Montréal m 1699 Antoine Tesserot (jumelle).
9. Louise b 30-12-1682 Montréal m 1701 Jean Massiot.

Hurtubise ou Heurtebise, Marin (†André & †Renée Hermange) de Roezé-sur-Sarthe ou St-Rémi de Sillé-le-Guillaume, ar. et év. Le Mans, Maine (Sarthe); s 12-05-1672 Montréal (40 ans); frère d'André m Denise Lemaître; 33 ans au rec. 66, 35 ans au rec. 67, à Montréal; engagé 15-04-1653 La Flèche, arrivé 16-11-1653 Montréal [Auger 53]

m 07-01-1660 Montréal (ct 09-12-1659 Basset)

Alton, Étienne ou Antoinette (†François, maréchal, & †Antoinette Barillay)

b 13-11-1638 St-Thomas, v. et ar. La Flèche, év. Angers, Anjou (Sarthe); arrivée

29-09-1659 Montréal, comme engagée de Claude Robutel; rem. 1672

Barthélemy Vinet. [AG-59, AGA, AG-Or]

1. Pierre b 07-11-1660 Montréal m 1694 Marie-Geneviève Courault.
2. Étienne b 02-03-1662 Montréal m 1675 Jean Quenet.
3. Jean b 05-06-1665 Montréal; engagé Ouest 26-02-1688.
4. Louis b 25-08-1667 Montréal m 1688 Jeanne Gateau; engagé Ouest 06-05-1685 au 31-07-1688.
5. Marie b 24-02-1670 Montréal m 1686 Paul Descaries.
6. Marin b 14-02-1672 Montréal; citee 19-09-1694 Montréal.

Hurtubise, Louis (Marin & Étienne Alton) d et s 24-01-1703 Montréal.

m 03-05-1688 Montréal (ct 02 Adhémar)

Gateau, Jeanne (Jean & Charlotte de Coppequesne) rem. 1703 Louis Langevin

1. Louis b 24-07-1690 Montréal m 1714 Élisabeth Beauvais.
2. Pierre b 31-01-1693 Montréal m 1723 Marie-Louise Beauvais.
3. Jean n et b 03-11-1695 Montréal m 1727 Marie-Anne Tessereau.
4. Marie n 10 b 11-02-1698 Montréal m 1718 Jacques Biron.
5. Cécile-Élisabeth n et b 15-03-1700 Montréal; religieuse converse Hôpital Général Québec (soeur de Saint-Louis), novice 03-10-1716, professe 21-04-1718.
6. Marguerite n 22 b 23-09-1702 Montréal s 05-10-1702 id.

Hurtubise, Pierre (Marin & Étienne Alton) s 19-05-1705 Montréal.

m 07-01-1694 Montréal (ct 03 Adhémar)

Courault, Marie-Geneviève (Cybard & Françoise Goupil) rem 1706 Nicolas Lecours.

1. Marguerite b 09-01-1695 Montréal d et s 11-05-1703 id.
2. Marin n et b 25-07-1697 Montréal.
3. Marie-Andrée n 22 b 23-01-1700 Montréal m 1718 Joseph Leduc.
4. Catherine n 09 b 10-06-1702 Montréal m 1720 Joseph Lécuyer.
5. Marie-Anne n 18 b 19-11-1704 Montréal m 1723 Joseph Ménard.

Langevin dit Lacroix, Louis (Mathurin & Marie-Thérèse Martin)

m 12-10-1703 Montréal (ct 11 Adhémar)

Gateau, Jeanne (veuve Louis Hurtubise) s 02-05-1715 Montréal.

1. Marie-Louise n et b 10-09-1704 Montréal s 27-11-1708 id.
2. Jeanne n 14 b 15-10-1706 Montréal s 17-11-1706 id.
3. Antoine n et b 28-12-1707 Montréal s 16-02-1709 id.
4. Angélique-Madeleine n et b 07-11-1709 Montréal m 1729 Pierre Gougeon.
5. Françoise n et b 03-12-1710 Montréal.
6. Jacques n 25 b 26-02-1713 Montréal.
7. Élisabeth n et b 30-03-1715 Montréal.

Roy, Madeleine (Jean & Marie-Anne Bouchard).

1. Cécile n 22 b 23-08-1716 Montréal.
2. Catherine n et b 25-11-1717 Montréal.
3. Marie-Anne n 02 b 03-09-1719 Montréal.
4. Marguerite n 09 b 10-10-1721 Montréal s 16-01-1723 id.
5. Angélique n et b 26-09-1723 Montréal.
6. Charlotte n côte St-Joseph et b 08-11-1730 Montréal.

Leduc, Jean (Jean & Cécile LeChaperon) de St-Martin d'Igé canton Bellême, ar. Mortagne, Perche (Orne); d 18 s 19-04-1702 Montréal (90 ans); 42 ans aux rec. 66 et 67, 60 ans au rec. 81, à Montréal; engagé La Rochelle 20-04-1644; scieur de long.

m 11-11-1652 Montréal (ct 07-07 Aneau)

Soulinier, Marie (Élie & Marie Foulet) de v., ar. et év. Saintes Saintonge (Charente-Maritime); d 02 s 03-09-1701 Montréal (60 ans); 35 ans au rec. 66; 36 ans au rec. 67; 50 ans au rec. 81.

1. Jean n et b 27-08-1653 Montréal m 1683 Marguerite Desroches.
2. Lambert n et b 02-09-1655 Montréal m 1681 Jeanne Descaries.
3. Marie b 24-11-1657 Montréal d 22-06-1712; religieuse Hôtel-Dieu Montréal, novice 1677, professe 1679.
4. Joseph b 22-05-1660 Montréal m 1687 Catherine Cuillerier.
5. Suzanne b 31-12-1662 Montréal m 1683 Paul Desroches.
6. Anne-Françoise b 14-03-1666 Montréal; religieuse Hôtel-Dieu Montréal (soeur Saint-Joseph), novice 1694, professe 1696, supérieure 09-07-1717 au 09-07-1720.
7. Charles b 06-04-1669 Montréal m 1691 Agathe Desroches.
8. Philippe b 04-10-1671 Montréal m 1699 Marie Carrière; engagé Ouest 31-08-1693, engageur Ouest 09-05-1716.
9. Jacques b 13-04-1675 Montréal m 1701 Marie-Madeleine Michel.

Leduc, Jean (Jean & Marie Soulinier) d côte St-Pierre s 22-05-1726 Montréal.

m 22-11-1683 Montréal (ct 21 Cabazier)

Desroches, Marguerite (Jean & François Godé).

1. Jean dit Jean-Baptiste b 12-12-1684 Montréal m 1721 Marie-Catherine Descaries.
2. Marie b 10-11-1686 Montréal d 17-02-1713 Montréal; religieuse Hôtel-Dieu Montréal.
3. Joseph b 14-08-1692 m 1729 Marie-Charlotte Desautels; engagé Ouest 08-04-1721 et 20-05-1723.
4. Philippe n et b 06-08-1694 Montréal; engagé Ouest 08-04-1721 au 07-05-1725.
5. Marguerite n et b 27-06-1696 Montréal m 1717 Pierre Sarrazin.
6. Anonyme masculin n, ond., d et s 13-04-1698 Montréal.
7. Pierre n et b 07-06-1699 Montréal; engagé Ouest 27-06-1729 et 02-06-1730.
8. Françoise n et b 28-08-1701 Montréal.
9. Marie-Madeleine n 28 b 29-06-1704 Montréal s 25-07-1704 id. (jumelle).
10. Cécile n 28 b 29-06-1704 Montréal s 04-12-1705 id. (jumelle).
11. Paul n et b 27-03-1706 Montréal; engagé Ouest 12-06-1729; voyageur.
12. Lambert n et b 26-06-1708 Montréal.
13. René n et b 25-03-1711 Montréal.

Leduc, Jean-Baptiste (Jean & Marguerite Desroches); engagé Ouest 20-05-1723.

m 09-06-1721 Montréal

Descaries, Marie-Catherine (Michel & Marie Cuillerier)

1. Marie-Catherine n 24 b 25-04-1722 Montréal s 27-10-1727 id.
2. Jean-Baptiste n 24 b 25-11-1723 Montréal s 16-12-1723 id.
3. Marie-Angélique n 09 b 10-03-1725 Montréal.
4. Jean-Baptiste n et b 15-10-1727 Montréal.
5. Gabriel n et b 06-11-1729 Montréal d et s 19-12-1730 id.

Leduc, Joseph (Jean & Marie Soulinier) (nb: spelled Marthe not Marie in book)

m 13-01-1687 Lachine (ct 12 Cabazier)

Cuillerier, Catherine (René & Marie Lucos) s 17-06-1706 Montréal.

1. Marie-Catherine b 16-05-1689 Montréal.
2. Joseph b 13-12-1690 Montréal m 1718 Marie-Andrée Hurtubise.
3. Michel b 27-02-1692 Montréal s 09-03-1692 id.
4. Marie-Catherine b 22-03-1693 Montréal m 1710 Pierre Biron.
5. Jean b 11-06-1695 Montréal s 16-03-1719 id.
6. Philippe n 09 b 10-11-1697 Montréal d et s 04-05-1701 id.

7. Suzanne n 03 b 04-11-1699 Montréal.
8. Louis-Joseph n et b 15-02-1702 Montréal.
9. Marie-Madeleine n et b 19-11-1703 Montréal d et s 20 id.
10. Charles-Michel n et b 20-12-1704 Montréal d et s 21 id.

m 07-11-1706 Montréal (ct 07 LaPailleur)

Joly, Geneviève (Jean & Marguerite Amiot) d 25 côte St-Joseph s 26-08-1721 Montréal.

1. Paul n 05 b 06-08-1707 Montréal
2. Catherine-Geneviève n 19 b 20-12-1708 Montréal m 1727 François Millet.
3. Joachim n et b 12-03-1710 Montréal.
4. Élisabeth b 28-09-1711 Montréal.
5. Geneviève n et b 20-03-1713 Montréal d et s 29 id.
6. Françoise n et b 28-04-1714 Montréal.
7. Jean-Baptiste n et b 30-10-1715 Montréal.
8. Joseph n et b 13-05-1717 Montréal d et s 16 id.
9. Pierre n côte St-Joseph et b 20-08-1718 Montréal d et s 25 id.

Leduc, Lambert (Jean & Marie Soulinier); engagé Ouest 20-0?-1723 (avec son fils Pierre); habitant.

m 04-01-1681 Montréal (ct 10 Maugue)

Descaries, Jeanne (Jean & Michelle Artus)

1. Lambert b 09-11-1682 Montréal m 1714 Marie-Élisabeth Quesnel.
2. Jeanne b 29-07-1684 Montréal s 18-07-1727 id.
3. Jean-Baptiste b 27-08-1686 Montréal d 04 s 05-12-1700 id.
4. Philippe b 11-09-1688 Montréal s 17-12-1688 id.
5. Marie b 22-09-1689 Montréal m 1715 Pierre Crépeau.
6. Jacques b 23-02-1692 Montréal s 29-12-1716 id.
7. Joseph b 09-10-1693 Montréal s 21-01-1717 id.
8. Pierre n et b 14-08-1695 Montréal; engagé Ouest 20-05-1723.
9. Jacques n et b 07-09-1697 Montréal d 24 s 25-02-1698 id.
10. Catherine n et b 29-05-1699 Montréal.
11. Thierry n et b 17-07-1700 Montréal s 12-05-1716 id.
12. Gabriel n et b 06-05-1702 Montréal.
13. Paul n et b 03-01-1704 Montréal d et s 21 id.
14. Marguerite n et b 07-04-1705 Montréal.

Leduc dit Saint-Omer, Lambert (Lambert & Jeanne Descaries)

m ct 21-05 1714 Lepailleur (Lachine)

Quesnel, Marie-Élisabeth (Olivier & Catherine Prudhomme)

1. Marie Catherine n 16 côte St-Pierre b 17-04-1715 Montréal.
2. Agathe n 28 b 29-04-1717 Montréal.
3. Marie n et b 25-03-1719 Montréal.

4. Angélique n 07 b 08-04-1721 Montréal.
5. Marie-Madeleine n et b 13-07-1724 Montréal.
6. Lambert n et b 03-03-1727 Montréal.
7. Marguerite-Amable n côte St-Antoine et b 30-05-1730 Montréal.

Prudhomme, Louis (Claude & Isabelle Aliomet) de Pomponne, ar. Meaux, archév. Paris (Seine-et-Marne); s 02-07-1671 Montréal (65 ans); 58 ans au rec. 66, 66 ans au rec. 67, à Montréal; arrivé Québec 1641, brasseur; capitaine de milice de Montréal 1661, premier capitaine 02-03-1664 [DBC 1 570]

m 30-11-1650 Montréal (ct 22-10 St-Père)
Gadois, Roberte (Pierre & Louise Mauger) (ex-épouse de César Léger) rem. 1673
Pierre Verrier.

1. François-Xavier b 02-12-1651 Montréal m 1684 Cécile Gervaise.
2. Paul n 27 b 28-02-1654 Montréal d entre rec. 67 et rec. 81.
3. Marguerite n 15 b 16-03-1656 Montréal m 1670 Jean Martinet.
4. Pierre b 24-03-1658 Montréal m 1688 Anne-André Chasle.
5. Catherine b 26-03-1661 Montréal m 1680 Olivier Quesnel.
6. Élisabeth b 21-09-1663 Montréal m 1683 Jacques Chauchois.
7. Jeanne b 24-06-1667 Montréal m 1689 Dominique Thaumur.

Prudhomme, François (Louis & Roberte Gadois)

m 20-11-1684 Montréal (ct 19 Maugue)
Gervaise, Cécile (Jean & Anne Archambault).

1. François b 08-12-1685 Montréal m 1710 Marie-Anne Courault.
2. Jean-Baptiste b 14-02-1687 Montréal s 10-11-1709 id.
3. Cécile b 25-02-1689 Montréal m 1718 Louis Lamy.
4. Cunégonde b 26-12-1690 Montréal m 1721 Jacques Gauthier.
5. Marguerite dite Catherine b 31-01-1693 Montréal m 1718 Pierre Lamy.
6. Marie b 31-01-1695 Montréal s 26-10-1714 id.
7. Jeanne b 02-04-1697 Montréal; religieuse C.N.D. Montréal (soeur Saint-Michel), voeux 08-11-1719.
8. Marie-Anne n 29 b 30-01-1699 Montréal d 02 s 03-02-1699 id.
9. Marie-Anne n 26 b 27-12-1699 Montréal m 1727 Pierre Demers.
10. Louis n et b 25-11-1701 Montréal m 1727 Marie-Madeleine Saint-Aubin; engagé Ouest 22-05-1722 au 05-06-1730.
11. Élisabeth n 23 b 24-01-1704 Montréal s 20-03-1708 id.
12. Madeleine n et b 05-04-1706 Montréal.
13. Élisabeth n et b 01-05-1708 Montréal; religieuse C.N.D. Montréal (soeur Saint-Jean-l'Évangéliste), entré 1728, voeux 09-12-1730.
14. Jean-Baptiste n 16 n 17-05-1710 Montréal.
15. Marie-Josèphe n 06 b 07-02-1713 Montréal d et s 10 id.

Verrier dit LaSolaye, Pierre († Charles & Marthe Sigongne) de St-Remi de LaVarenne, ar. Cholet, év. Angers, Anjou (Maine-et-Loire); s 30-10-1704 Montréal (65 ans); 45 ans au rec. 81, à Montréal; arrivé septembre 1665, soldat de la compagnie de Loubias au régiment de Carignan (RC); maître charpentier.

m 21-01-1673 Montréal

Gadois , Roberte (veuve Louis Prudhomme) s 14-09-1716 Montréal (95 ans).

Sans postérité